

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, January 6, 2016 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, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

PUBLIC HEARING:

Public hearing notices were sent to property owners within 500 feet of the property in question and post for the required period of time.

1. **Lud & Tawny Zajc / Zajc Enterprises, LLC / Line-X of Greater Cleveland**

Seeking building plan approval and conceptual site plan approval for a proposed commercial building located at PPN:483-13-008 on Royalton Road, in a General Industrial District.

Frank Castrovillari, FMC Architects, spoke on behalf of Lud & Tawny Zajc. He stated that they are proposing a 10,000 plus square foot building. He said they have color samples of the building as well as the site plan and landscaping plan. He added that they will be going before the BZA in two weeks for approval of setback variances.

Dan Langshaw, Ward 3 City Councilman, spoke in favor of the proposed commercial building. He said he is concerned about the high flow of traffic and its proximity to the bus garage roadway and would like them to take this into account when planning the entry and exit drive for the business. He also expressed his concern regarding drainage issues due to the turnpike and topography in that area. He said he would like to see the installation of sidewalks along the front of the property.

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **move this item to the Regular Order of Business**. Roll call: Yeas: Four. Mr. Castrovillari abstained due to his involvement with the project. Nays: None. **Motion carried**.

2. **SW Unitarian Universalist Church / T S Macosko Architects Inc.** is seeking site plan approval for a proposed parking lot enlargement located at 6320 Royalton Road, PPN:488-06-032 in a Public Facility District.

Ted Macosko, T.S. Macosko Architects Inc., spoke on behalf of SW Unitarian Universalist Church. He stated that the building was purchased and renovated approximately six years ago. He said at that time they did not have enough funds to finalize all the parking; therefore, only the western lot was paved. He said they are now seeking approval to pave the existing gravel parking lot on the east side of the church. He added that they have been working with the City's Engineering Department.

Paul Marnecheck, Ward 4 Councilman, spoke in favor of the proposed parking lot improvement. He said he appreciates all the money they have invested in the improvements to make the building a fresher, cleaner building both on the inside and outside.

Moved by Mr. Castrovillari, seconded by Mr. Miller to **move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried**.

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mr. Miller, seconded by Mr. Castrovillari **to adjourn the Public Hearing.**

Roll call: Yeas: Five. Nays: None. **Motion carried.**

The Public Hearing adjourned at 7:08 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, January 6, 2016 in regular session.** The meeting was called to order at 7:08 p.m. by Chair Cheryl Hannan.

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

APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to approve the November 18, 2015 minutes.**

Roll call: Yeas: Five. Nays: None. **Minutes approved.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. **Tabled.**
2. **Carmen Matteo / Matteo Business Park**, 12492 York Road, also known as PPN: 483-06-011, General Industrial zoned. Site Plan approval for an addition and an accessory structure. **Tabled.**
3. **Fiber Technologies Networks, LLC**
Site Plan approval for placement of telecommunications equipment on a new wooden utility pole in the public right of way on the SE corner of Royalton Road and West 130th Street near 12999 Royalton Road PPN: 483-17-006 in a Local Business District. **Tabled.**

NEW BUSINESS

1. **Lud & Tawny Zajc / Zajc Enterprises, LLC / Line-X of Greater Cleveland**
Seeking building plan approval and conceptual site plan approval for a proposed commercial building located at PPN: 483-13-008 on Royalton Road, in a General Industrial District.

The Clerk stated that no comments were received from the Police or Fire Department. Frank Castrovillari, FMC Architects, spoke on behalf of Lud & Tawny Zajc. He showed a power point presentation of what the impact would be to traffic. He added that because of the high elevation of the building and property, it will be predominant to the area. The building colors will be two toned, a lighter and darker grey color. A sign containing the yellow and black

Line-X logo will be over the front entrance's metal canopy. Overhead doors are planned for both the side and the rear of the building. Split face will be used on three sides of the building; the rear will be smooth face and match the color of the split face. Mr. Castrovillari referenced the site plan stating that it was a challenge and also discussed the extensive landscape layout. He stated they do not have plans for a front sidewalk because the right of way is at the top of the hill and would be quite difficult to get a sidewalk in now without major reworking of the land. He also stated because of the widening of Royalton Road, something else could be done at that time. Mr. Miller asked the Applicant what is the purpose for the two garage doors towards the front of the building. Mr. Castrovillari explained that the purpose is for functionality; different types of trucks will be entering the facility at different times. With the way the facility is laid out on the inside, at times one way to enter will be better than the other way as well as the need for turning on the inside.

Mr. Schmitzer stated that the PC Board members received a copy of the Engineering Department's report regarding the proposed commercial building. He said that the storm water management for the proposed project site is not shown. It will need to be submitted and show that they comply with the requirements found in the city codes and ordinances. He said that in 2018 Royalton Road will be widened between West 130th and York Road; most of the widening will occur on the south side of the road and plans are for sidewalks to be installed on both sides of the street. He said with the topography of the land he recommends holding off until the plans are set for what they are doing in that area. Mr. Kelly spoke on the topic of a sidewalk deferral versus giving a waiver. He added that the Planning Commission has the authority to grant certain variances from the code and it would be appropriate for the PC to consider that opportunity. Mr. Schmitzer said he agrees with the driveway location being placed on the high side. He added that the site distance issues in that area should be taken care of as part of the project during the widening of Royalton Road to soften that slope. He said he will have their engineering company do a minor site distance study to see if they meet the ODOT requirements. Mr. Schmitzer said he would recommend preliminary site plan approval until the variances are granted from the BZA. Mr. Kulchytsky said he agrees with the City Engineering regarding sidewalks and would encourage the Board to grant the approval at this meeting. He said that due to the difficulty of this site there are a number of variances required from the BZA. He added that they had previously appeared before the BZA but due to circumstances with their scheduling and financing the variances had lapsed. They are going back to re-secure those variances. He asked that the Applicant to submit some additional materials, he questioned the contrast of the garage door color. He said he had discussed with Mr. Castrovillari and the owner to somehow break up the roof line so it is not so flat. They have since come up with a solution. Mr. Castrovillari stated that the dark area on both sides above the sign on the front corner and on the other side of the building will extend up about two more courses to break up the line; it will also wrap around the corners. Mr. Kulchytsky requested the Applicant select the two higher contrast colors from the ones presented for the building. Mr. Castrovillari stated that is what they were leaning towards and that the color of the garage will match one of the two colors of the building. He added that the canopy will be black; it will most likely be one of the spray-on protection materials produced by the Applicant. The Applicant was asked how many shifts are going to be at this location. The Applicant responded it will be a single shift of two employees plus themselves. It will also contain a small retail area for the sale of car part accessories. Mr. Schmitzer said he is familiar with the Architect as well as their Engineer and feels confident that the Engineering Department's comments will be addressed and the code followed. Mr. Kelly stated that after hearing from the Building Commissioner and City Engineer, this can be proposed as a final plan approval and the appropriate motion would be for approval of the building plan and site plan conditioned upon and contingent upon satisfaction of the requirements of both the Building Division and Engineering Department and an appropriate deferment of the sidewalk

requirement. Mr. Kelly stated that the variance is a deferment, it is not a waiver. The requirement is still there to put the sidewalk in; it is simply a delayed experience until such time as Mr. Kulchytsky determines it is right. Mayor Stefanik thanked the Applicants for their investment in the City. Ms. Hannan asked the applicant if this is their second business. Tawny Zajc stated that this will be their second location. She said their current location is on Rt. 18 in Akron/Medina. They want to expand their business and will continue to work out of both locations.

Moved by Mayor Stefanik, seconded by Mr. Miller **to approve the building plan and site plan subject and contingent upon satisfaction of the requirements of both the Building Division and Engineering Department and an appropriate deferment of the sidewalk requirement.** Roll call: Yeas: Four (Miller, Antoskiewicz, Stefanik, Hannan). Abstained: One (Mr. Castrovillari). Nays: None. **Motion carried.**

2. **SW Unitarian Universalist Church / T S Macosko Architects Inc.** is seeking site plan approval for a proposed parking lot enlargement located at 6320 Royalton Road, PPN:488-06-032 in a Public Facility District.

The Clerk stated that no comments were received from the Police or Fire Departments. Ted Macosko, T.S. Macosko Architects Inc., spoke on behalf of SW Unitarian Universalist Church. He stated that they are trying to improve an existing parking lot that is currently gravel and grass; it is unsafe and not being used efficiently. He said they will be using the same asphalt material as used on the parking lot on the west side of the building. He said he read the Engineering Department report and have agreed to some of their concerns: primarily replacing the broken sidewalk in front of the parking lot and the broken apron on the street. Mr. Schmitzer said he wants to be sure they will present a topo plan and site plan as previously done for the parking lot on the west side of the building. Mr. Macosko stated that there are existing wall packs that lights up the parking lot; they do not plan to do anything additional with lighting. They will be going before the BZA seeking setback variances to bring it into compliance. Mr. Kelly stated that the Applicant is required to get BZA approval prior to receiving permits to go ahead with the project. Mr. Antoskiewicz and Mayor Stefanik expressed their appreciation for all the work they have done to improve this building and property.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve the proposed parking lot enlargement located at 6320 Royalton Road.** Roll call: Yeas: Five (Castrovillari, Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Castrovillari **to adjourn the January 6, 2016 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:35 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: February 3, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary