

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 17, 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, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Tom Kelly, Building Commissioner Dan Kulchytzky, City Engineer Mark Schmitzer.

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

PUBLIC HEARING:

1. **Indian Trails Subdivision phase II** – Woodhill Properties, Inc. is seeking sketch plan approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 lots on PPN:481-26-051, 481-26-050, 481-26-011, 481-25-014 in a R1-A Zoning district. Phase II will tie into Indian Trails Phase I.

Robert Nottrodt spoke on behalf of Woodhill Properties, Inc. Mr. Nottrodt said they are seeking approval on a sketch plan for nine lots on Shawnee Circle which will end in a cul-de-sac and four lots on Chippewa Path which will dead end into the property owned by another party. George Hoffman, surveyor for Hoffman Metzker, Inc. added that being presented today is a preliminary sketch plan with what a possible lot layout could look like. He added that they overlaid the County contours to show how the water is currently draining off. The water drainage will be addressed in the Engineering phase of the project should it move forward. We will do topography on site to confirm the contours on the County map to make sure everything is correct. Mr. Hoffman said they expect to extend the sewers and water lines. He added that a sewer will probably extend down the rear of the property in order to catch all the water runoff which would elevate a lot of the water that is now going onto the adjacent parcels.

Paul Clark, 11090 Abbey Road said currently Phase 1 dumps a tremendous amount of water onto his property. He added that he purchased his property from Woodhill Properties. His concern was that additional water not go onto his property. He also asked for a timetable since he was having a sewer added through the south side of his property. William Sample, 12122 Wood Oval, stated his property sits at the lowest level and is concerned with heavy rains and said that the storm drain on his lot is not adequate to handle the current flow of water. He asked how they will divert the extra water so it goes away from their properties. Paul Okonowski, 12400 Woodridge Drive, stated he is concerned of the increased water flow they will experience once the properties north of Woodridge are cleared. He said his property is adjacent to the extreme west end of the proposed phase II. If the water issues are not addressed during phase II planning, it will be hard to readdress with future developments. He asked that Woodhill Properties create and be responsible for some sort of drainage system just north of the Woodridge properties or some type of a berm in case the drains ever fail, or both. He added that he would like to see a bumper area also included in the plan. DeeDee Macim, 12136 Wood Oval, stated she is also concerned with the large amount of water that flows from one property to the next flooding the area. Jay Rale, 12325 Mahican Way, said when he purchased his property he knew the back 20 percent of the property was deemed wetlands. His concern is also about the drainage and whether the additional homes will have wetlands or will they have drainage to divert the current water

flow. He also stated that these concerns should be addressed before the development is put in. Dan DeLong, 12365 Mahican Way, wants to know how he can be assured that the promises for drainage will not fall through the cracks and the developer, not the residents, will be held accountable. Tedd Reichenback, 11261 West 130th Street, asked that the property lines of existing parcels not be disturbed. He said he asked that particular question of the applicant and stated that the response he received was not reassuring. He asked if Chippewa Path is planned to dead end into PPN: 481-25-002, would this sketch include possible future sketches which may include the continuation of Chippewa Path. He also asked if the sanitary system that goes into Abbey Road can handle the additional 13 more homes.

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

ADJOURNMENT OF THE PUBLIC HEARING

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

The Public Hearing adjourned at 7:20 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 17, 2015 in regular session**. The meeting was called to order at 7:20 p.m. by Chair Cheryl Hannan.

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

APPROVAL OF MINUTES:

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to approve the **June 3, 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**.
2. **Randall Residence of Royalton Woods, LLC** is seeking site plan approval on behalf of the property owner, Royalton Senior Living, Inc. for a **lot split of PPN: 487-10-002** currently zoned as RM-D Multi-family zone. Tabled. Applicant asked to have this item remain on the table. **No action**.

NEW BUSINESS

1. **Indian Trails Subdivision phase II** – Woodhill Properties, Inc. is seeking sketch plan approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 lots on PPN:481-26-051, 481-26-050, 481-26-011, 481-25-014 in a R1-A Zoning district. Phase II will tie into Indian Trails Phase I.

Mark Schmitzer, City Engineer, spoke regarding the Engineering Departments review of the sketch plans submitted. Mr. Schmitzer asked the Applicant if he had received a copy of the Engineering Department's report. The Applicant responded yes. Mr. Hoffman addressed Mr. Schmitzer's question regarding where the storm water management facility was being proposed for this phase of the development. He said they have a 20 ft. permanent easement that goes along Mr. Clark's property and a temporary work easement for when it is installed. At this point in time we are considering putting a basin in the common area next to the existing pond area. Mr. Schmitzer asked if they would design in accordance with our Codified Ordinances particularly pertaining to 100 year storm flood routing. Mr. Hoffman responded yes they will. Mr. Schmitzer asked about the tying in of sanitary sewers to the existing system of Phase 1 and the need to check the capacity of the receiving sewers on Abbey Road. Mr. Hoffman responded that is correct. Mr. Schmitzer also spoke regarding the concrete roadway which would be similar to Phase 1, the need for a tree print planting plan, a wetland delineation report for the proposed development, and the need for grading all property for this development to pick up the water and route everything toward the storm water management facility. He asked about any plans for a buffer. Mr. Hoffman responded there are no plans for a buffer at this point. Mr. Schmitzer noted that Phase 1 did not take into consideration Phase 2 for any of the storm water management so this is a standalone facility which will require a separate storm water management facility for controlling post-development storm water flows. Additional storm water management plans will be discussed

when working with the Soil and Water Conservation District. Mr. Schmitzer suggested they prepare a rough plan and meet with them prior to designing the preliminary plans. Mr. Schmitzer summed up with the recommendation that they look into maximizing the basin as much as they can for the development if they have allowable area and to not only meet the City code but to exceed it if they can.

Mr. Antoskiewicz, said as past Ward 5 Councilman, he is familiar with the concerns of the residents. He asked the applicant to take in the concerns of these residents. Mr. Hoffman responded that they are looking at a perimeter drain around the outside of the division to catch the water runoff before it hits the adjoining lots. Technically speaking what will be designed is going to alleviate a lot of the water they have been experiencing over the years.

Mayor Stefanik asked the Applicant if he still runs the Homeowners Association. The Applicant responded yes, he still owns the Indian Trails subdivision and the proposed subdivision will be phased into the same Association. Dues are currently being collected from the residents. Mayor Stefanik questioned the Applicant regarding snow plowing on the cul-de-sac and the dead end street. Mr. Schmitzer does not recommend a temporary asphalt cul-de-sac; he is looking at some finalization to that road through an easement that would provide a better turnaround for emergency personnel and snowplowing trucks. Mayor Stefanik reminded the residents that this is just a sketch plan approval. If we think there is one percent of a chance of making the storm water issues worse for residents living on Woodridge Drive and Wood Oval, the Mayor said he does not see this plan moving forward. Mr. Kelly explained that our Codified Ordinances provide for developers to come to the City and present these developments where there is land available to be developed. There is a process that must take place. There are at least three separate opportunities where the developers need to gain the approval of the PC. He explained the first effort is called sketch plan. It is an informative phase where they tell us what they hope to do. If the concept is acceptable, then the PC has no opportunity at this point to turn them down. The plans given tonight meet the minimum standard for sketch plan approval. The questions which were raised by the residents and the PC members will be addressed in the next scheduled appearance which is the preliminary plan. He added that the residents are welcomed to come back at future meetings regarding this development. He informed the residents that the PC agendas are on line and available. Mayor Stefanik said we will find a way to notify the residents for the next phase.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to **approve Indian Trails Subdivision Phase 2 sketch plan**. Roll call: Yeas: Four (Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Cheryl Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the June 17, 2015 Planning Commission meeting**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

Meeting adjourned at 7:47 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: July 8, 2015

ATTEST: /s/ Diane Veverka
Planning Commission Secretary