

Chairman Sandora: I would like to call the **Public Hearing** portion of the North Royalton Planning Commission meeting for **Wednesday, December 15, 2010**, Please stand for the opening ceremony.

The Pledge of Allegiance was recited.

**Present: Chairman Tony Sandora, Don Willey,
Mike McCarthy, Victor Bull,
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,
Law Director Thomas Kelly, Secretary Julie Broestl.**

Chairman Sandora: We need a motion to excuse the Mayor for cause.

Moved by Don Willey, seconded by Victor Bull, to **excuse Mayor Stefanik for cause.**

Chairman Sandora: It has been moved and seconded to excuse the Mayor for cause. Mrs. Broestl, please call the roll.

Victor Bull:	Yes
Mike McCarthy:	Yes
Don Willey:	Yes
Chairman Sandora:	Yes

Yeas - all. Nays - none.

Motion carried. (4-0) - Mayor Stefanik was excused for cause.

Public Hearing

Bruce and Betty Folkhert Foundation / Northeast Care Center, 13405 York Road, PPN: 482-27-002. Research Office Zoned. **Site Plan Approval for Exterior Renovations.**

Chairman Sandora: The applicant is here. Please step forward and give us your name and address. All three of you can speak and we need one person to make the presentation.

Randy Smith approached the microphone

Mr. Smith: We may have a couple people speaking. I'm Randy Smith from Davis and Smith Civil Architects. Address is 26031-B Center Ridge Road and that is in Westlake, Ohio.

Jesse Malave approached the microphone.

Mr. Malave: My name is Jesse Malave, 12627 York Road, North Royalton.

Rick Madasec approached the microphone.

Mr. Madasec: Rick Madasec. Director of Tech Services for Northeast Care Center, 12627 York Road, North Royalton.

Chairman Sandora: Thank you. One of you wants to make the presentation as to what you want to do there.

Mr. Smith: Basically, Northeast Care Center, the Folkerth Foundation, has acquired this existing property on York Road and they want to renovate the exterior of it for their use. They are painting the existing masonry. They stripped off the shake shingles and they are going to replace those with a vinyl siding. They are replacing some of the windows. And the real reason for being here today is that they are proposing a small addition on the front, a vestibule, with a new roof with an approach from the parking lot. On the side of the building they are proposing a new handicap access ramp to get them up to the second floor level in the building. Really, that is the extent of the renovations that we are proposing on the exterior of the building. The existing parking lot is to remain as is, but with new stripping. We have sufficient parking on the site. The renovations and addition will conform to the current setback requirements. This should be a very minor consideration overall.

Chairman Sandora: Okay. Thank you. Anybody else have anything they would like to add to that at this time? Please come up to the microphone and just state your name again please for the record.

Jesse Malave approached the microphone.

Mr. Malave: Jesse Malave. I came along incase anybody had any questions about what we are intending to do with the building. What are relationships was. I know that we are dealing with a number of names so, if you could give me just a second to explain that. Northeast Care center is the operating company that takes care of people with disabilities done at 12627 York Road. We have been there since 1981. Harvest Company is our management company that provides the management staff to Northeast Care Center. The Bruce and Betty Folkerth Foundation is the present management company this is his foundation that bought the building. He wanted to have a foundation office

presence in Ohio, he is in Florida right now, to provide office space to Northeast Care Center. We found in our current situation, in terms of offices, we need more office space. He wanted to lease us more office space down the road there. Just so that people understand what we are doing. One other question, we have the back warehouses which you won't see addressed anywhere because we haven't done anything with them. At one point we would like to do a day program for our clients. We have 48 clients living at 12627 York Road, right down the street, and the County workshops have always provided work during day to day programming. The movement in the nation now is to take the day programming to private providers. Right now we get the money, a little over a half million a year in our rate and we pass it through to the county board to take care of our clients. We would like to keep that half a million in North Royalton and provide the services ourselves and provide it, if possible, at the warehouse there in the back. Where the day program is, clients coming in and they leave from there to do activities. They go out into the community. We provide services, arts, crafts, that type of thing. The work, with the economy as it is, there is very little work for people with disabilities at this point. The county facilities have all changed too, from workshops to other activities centers. That is the same type of thing that we are doing.

Chairman Sandora: Are you going to do any remodeling to that back place or are you going to do any additions to it?

Mr. Malave: There won't be any outside additions, but the warehouses will have to be remodeled inside, but until I know we are allowed to be there and we need to know what is required from the City and then I can get approval from the county board to provide the services and then we would move forward from there. Right now we are trying to get the offices ready and get that done so that we can start using them.

Chairman Sandora: Just trying to consolidate things for you maybe so that you don't have to make so many trips here. Anyone else? Come up to the microphone.

Rick Madasec approached the microphone.

Mr. Madasec: Richard Madasec. We don't have any specific plans right now for the back. It depends on funding and approval by the county as Jesse just stated. The most that we are going to do right now is basically the first third closest to the road of that facility.

Chairman Sandora: Okay. Anybody in the audience have anything on this? I need a motion to refer this to the regular order of business.

Moved by Don Willey, seconded by Victor Bull, to **refer Northeast Care Center to the regular order of business.**

Chairman Sandora: It has been moved and seconded to refer this to the regular order of business. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes
Victor Bull: Yes
Don Willey: Yes
Chairman Sandora: Yes

Yeas - all. Nays - none.

Motion carried. (4-0)

Chairman Sandora: I need a motion to adjourn the Public Hearing.

Moved by Don Willey, seconded by Victor Bull, to **adjourn the Public Hearing.**

Chairman Sandora: It has been moved and seconded to adjourn the Public Hearing. Mrs. Broestl, please call the roll.

Don Willey: Yes
Mike McCarthy: Yes
Victor Bull: Yes
Chairman Sandora: Yes

Yeas - all. Nays - none.

Motion carried. (4-0)

Public Hearing adjourned at 7:17 pm

Chairman Sandora: I would like to call to order the **Regular Meeting** of the North Royalton Planning Commission for **Wednesday, December 15, 2010**, Mrs. Broestl, please call the roll.

**Present: Chairman Tony Sandora, Don Willey,
Mike McCarthy, Victor Bull,
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,
Law Director Thomas Kelly, Secretary Julie Broestl.**

Chairman Sandora: We need a motion to excuse the Mayor for cause.

Moved by Victor Bull, seconded by Mike McCarthy, to **excuse Mayor Stefanik for cause.**

Chairman Sandora: It has been moved and seconded to excuse the Mayor for cause. Mrs. Broestl, please call the roll.

Victor Bull:	Yes
Mike McCarthy:	Yes
Don Willey:	Yes
Chairman Sandora:	Yes

Yeas - all. Nays - none.

Motion carried. (4-0) - Mayor Stefanik was excused for cause.

Julie Broestl: I need a motion and a second to approve the minutes of November 10, 2010.

Moved by Don Willey, seconded by Victor Bull, to **approve the minutes of November 10, 2010.**

Chairman Sandora: It has been moved and seconded to approve the minutes of November 10, 2010. Mrs. Broestl, please call the roll.

Don Willey:	Yes
Victor Bull:	Yes
Mike McCarthy:	Yes
Chairman Sandora:	Yes

Yeas - all. Nays - none.

Motion carried. (4-0) - Minutes of November 10, 2010 approved.

Old Business

Woodcroft Glen – final plat approval. Tabled – no action tonight.

North Royalton Animal Hospital. Site Plan Approval for Improvements and Building Additions. Tabled – no action tonight.

Ordinance No.10-105 is Tabled – no action tonight.

Sunshine Diversified / Tom Unik, Site Plan Approval for Lot Split and Consolidation is Tabled – no action tonight.

Ordinance No. 10-131 is Tabled – no action tonight.

New Business

Bruce and Betty Folkhert Foundation / Northeast Care Center, 13405 York Road, PPN: 482-27-002. Research Office Zoned. Site Plan Approval for Exterior Renovations.

Chairman Sandora: The gentlemen are still here, could you come forward again please. Just state your name for the record please.

Randy Smith approached the microphone.

Mr. Smith: Randy Smith from Davis and Smith Civil Architects. 26031-B Center Ridge Road, Westlake, Ohio.

Chairman Sandora: Anything that you would like to add additional at this time?

Mr. Smith: Just that I think that the over all building is being renovated at this point. We are also painting the back of the building so that it is going to be a unified structure when we are done with it. The interior renovations will be a future phase on that back part.

Chairman Sandora: Okay. Thank you. Mr. Alvarez, do you have anything?

Rito Alvarez: Mr. Chairman. Over all in reviewing it I don't have any major issues here at all. I just recommend upon approval here the applicant submit four sets of plans to the Building Department for plan reviews with respect to the Building Codes.

Chairman Sandora: Thank you Mr. Alvarez. Mr. Schmitzer do you have anything?

Mark Schmitzer: Thank you Mr. Chairman. Couple questions if I might ask. I think that I was clarified that there is nothing being done to the asphalt parking lot at all except for striping. So, you are putting in the new striping out there on the site. My comments were regarding ADA compliance. In particular, since you are not showing any grades or anything because you are not doing any improvements out there in the parking lot. I just ask that you provide some sort of a way for us to verify that the cross slope of the parking stalls that you are proposing ADA spots are compliant with the Code. It doesn't have to be an exact elevation just relative elevations out in the parking lot and the path to the building is ADA compliant. Site lighting, is there site lighting out there?

Mr. Smith: There is existing lighting on the building.

Mark Schmitzer: You feel that is sufficient for the use of the building?

Mr. Smith: Yes, we do.

Mark Schmitzer: Other than that Mr. Chairman, I just ask that if this commission recommends approval that three sets of site plan improvements regarding the items I have discussed here along with the ramp and the sidewalk improvement out front be submitted to my department for final review and issuance of permits.

Chairman Sandora: Thank you Mr. Schmitzer. Anybody on the Board have anything?

Don Willey: I have a question. This is just clarification for the City. Now, the facility on York Road currently, is that funded by the 169 Board? The Board of Mental Retardation?

Mr. Malave: It used to be. That is the Board of Mental Retardation, but the funding for there is Medicaid funding.

Don Willey: For that facility?

Mr. Malave: For the one on York Road, yes.

Don Willey: Now the workshop thing, the buses coming in and out, so what you are planning on doing is doing away with the workshops?

Mr. Malave: They are just slowly dwindling it. They are downsizing. We are the last private provider to actually start a workshop of our own.

Don Willey: So you will be carrying that out at the new facility correct?

Mr. Malave: Yes. That is what we are hoping for.

Don Willey: The long range thing. The other thing is, how do I want to say this, what are the qualifications for people to use that facility is it just the mentally retarded, or is it physically retarded, or I know now that they have senior day care, a couple of my residents go to that every day. Is that in the plan?

Mr. Malave: All our funding comes from the develop disabled. We are not allowed to use MR any more. They are taking it out of the Federal Guidelines and State Guidelines. But it is all mental retardation money. That is where all our likenesses and certifications are.

Don Willey: I see. Thanks.

Chairman Sandora: Thank you Mr. Willey.

Mr. Malave: Can I just add something? As part of our plans this is the first. We are trying to get the outside of the building done before the weather broke. Obviously, we didn't make it. Right now we have to get the gas turned back on. So, we have the building winterized. What we are doing is we have a bid out to two contractors at the moment to do the whole interior which we will bring back at one time once we have the bid approval done. Then we will go through and finish it. Some of that will include the parking lot in the end. That is the last thing we are going to do. There are pot holes and some things to fix. We haven't decided if we are going to do the whole parking lot or just fix and recoat it and stripe it. We are trying to do it in phases to see where the money is going to take us. We are trying to get to the building ready first and then we will go to the exterior.

Chairman Sandora: Now you are talking about phases. We understand the weather conditions, okay, but what length of time are you suggesting?

Mr. Malave: Our goal is to actually using the offices by April. That is our goal. Once the weather breaks then we will go back outside and get the approvals for the parking lot. We had the fence approved at the last ARB meeting. Then the snow came.

Chairman Sandora: In any regards, that should be done within six to nine months?

Mr. Malave: Yes. We need to be in there.

Chairman Sandora: Mr. Willey?

Don Willey: You are going to design the interior? I don't think that has to come here does it? To the Planning Commission? Right, to the Building Department. Thanks.

Chairman Sandora: Anyone else on the Board have anything? Anyone in the audience have anything?

Moved by Chairman Sandora, seconded by Mike McCarthy to **approve the site plan for exterior renovations for the Northeast Care Center on the condition that it meets all the conditions and criteria needed for the Engineering Department.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

Mike McCarthy:	Yes
Victor Bull:	Yes
Don Willey:	Yes
Chairman Sandora:	Yes

Yeas - all. Nays - none.

Motion carried. (4-0) – Northeast Care Center exterior renovations approved.

Chairman Sandora: You are approved. Good luck to you. You will have to go back to the ARB on December 20th at 6:00.

Mr. Malave: Right. Thank you very much.

Chairman Sandora: Thank you gentlemen and good luck to you. Under miscellaneous, do we have anything?

Don Willey: Mr. Unik are you going to speak to us tonight?

Mr. Tom Unik from the audience: Yes.

Don Willey: Now is the time or the meeting will be over.

Mr. Tom Unik approached the microphone.

Mr. Unik: My name is Thomas Unik from the Sunshine Limited Investment Corporation regarding 8888 and 8868 Ridge Road for the property lot split. I recently at the variance committee and I was advised at that time to possibly table it and restructure the line where I would then have street access and 100-foot street frontage. So, I have had the surveyor go ahead and redraw this and turned it into the City and into the County. Everything is still the same usage as it was before with AT & T in the back. By granting that it gives me the opportunity to then fill the front building as well. I have 25,000 square feet of empty space there and anybody that has approached me over the past three or four years that have deals close to closing on it, they have always ownership or options to buy this property and without a split it would be impossible to sell both the back or operate the front property. Thank you.

Chairman Sandora: Anything else on the Board? A motion to adjourn.

Moved by Chairman Sandora, seconded by Don Willey, to **adjourn the Planning Commission meeting of December 15, 2010,**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

- Don Willey: Yes
- Mike McCarthy: Yes
- Victor Bull: Yes
- Chairman Sandora: Yes

Yeas - all. Nays - none.

Motion carried. (4-0) - Meeting adjourned at 7:38 pm

Approved: _____
Chairman Sandora

Date: _____

Attest: _____
Secretary Julie Broestl