

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, September 10, 2014 to conduct a Public Hearing**. The hearing was called to order at 7:01 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

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

Moved by Mr. Miller, seconded by Mayor Stefanik **to excuse Larry Antoskiewicz for cause**.
Motion **unanimously carried**.

PUBLIC HEARING:

1. **Dean Asimes / 6285 Royalton, LLC**, is seeking **site plan approval** for a new retail center located at **6285 Royalton Road, PPN:487-06-002**, in a Traditional Town Center District.

Dean Asimes, representing 6285 Royalton, LLC, addressed the Board along with Bill Davidson, Davidson Smith Certo Architects. Mr. Asimes gave a presentation showing the proposed 7,200 sq. ft. single story retail building site plan and architectural rendering. Material samples were also presented to the Board. He said their plans are to have all the parking to the south side on the rear of the building. He added that a covered walkway will wrap the building on three sides to the entry doors of the store fronts which will be along Rt. 82 frontage. He explained, due to the grading of the property there is a need to build a retaining wall along the western property line. He said they are trying to facilitate a construction grading easement with both of the adjacent properties to facilitate the grading and to reduce the retaining wall to no higher than 4 ft. tall; it will taper off as it goes down. There will be only one curb cut / entry onto the western side of the property to access the parking area. He said the plans incorporate the same Town Center District look with the masonry piers and wrought iron railings along the walkway and covered patio areas. A masonry trash enclosure will be located on the southeast corner of the property. A wall will be built along the south side of the structure to screen the service access doors as well as wing walls as suggested by the Planning Commissioner. Mr. Asimes said they would come back to Planning Commission at a later time for approval of signage. He said they do not have tenants locked in at this point. He said landscaping is planned in front of the building, but not too large to hide the building. Mr. Kulchytsky clarified the need for a hand rail for any surface that is above 30 in. above grade to have fall protection. He added that the architect and City Engineer will work together on the grading in the area of the wall.

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

2. **Manojle Bjelicic** is seeking site plan approval for lot split and consolidation **8626 & 8684 Ridge Road PPN:482-12-014 & 482-12-015**.

Manojle Bjelicic, owner of the Inn Between, requested the lot consolidation of the properties to allow additional parking for Inn Between. Mr. Kulchytsky stated that both of the properties which are owned by Mr. Bjelicic are Local Business Zoned. He is taking some of the property of his north parcel and providing it to the south parcel where he has a restaurant/bar

establishment named Inn Between. By doing so, he will bring both parcels into compliance with the frontage and area requirements of the Local Business District.

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

3. **Manojle Bjelicic / Inn Beteween Bar and Grill**, is seeking preliminary site plan approval for the proposed addition of a patio as well as enlarging the existing parking area **located at 8684 Ridge Road, PPN:482-12-015.** Both properties are Local Business Zoned.

Manojle Bjelicic, owner of the Inn Between, stated that he would like to make improvements which would include putting additional parking on the side and adding a patio. Mr. Kulchytsky recapped the scope of work for the project. He said Mr. Bjelicic is proposing to add a 1000 sq. ft. open air patio at the front of his building towards Ridge Road. He added that the patio would have stamped concrete surfaces and masonry piers with ornamental picket fencing going around its perimeter. It would not have any roof or any coverage. By putting in this patio, Mr. Bjelicic would lose parking spaces. The additional parking spaces will be added to the north of his property where he is proposing to add additional paving.

Kevin Krug, 7192 Tilby, said he has concerns about the noise from the front patio at late hours when their children are trying to sleep, as well as the larger parking lot because of increased traffic and the lights. He asked that a fence be added to block the head lights and block some of the noise. Russ Donda, 7373 Tilby Road, said there has always been a buffer of trees; he is requesting some buffer be restored to eliminate headlights and noise. Chuck Ajuski, 7270 Tilby Road, said he has concerns regarding the view to the parking lot from Tilby Road and would like to see a fence and other landscaping done to buffer that zone. He also said he is concerned about the storm water runoff; all of the storm water from Ridge Road down Tilby on both sides of the street, flow down the street and cut over through his yard to a creek. He also was concerned about the additional noise from a second patio. He urged the Board to consider the look in this area, which is a group of bars, and to keep it nice.

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

4. **Oak Brook Gardens Ltd.**, the owner of the subject property, is seeking **site plan approval** for a masonry enclosure to house a trash compactor **located at 13911 Royalton Road, PPN:482-32-005**, in a RM-D multi-family district.

Richard Porter, Gross Builders, represented Oak Brook Gardens apartments. Mr. Porter stated that they currently have on site, six individual dumpsters, each within a wood fence enclosure. They are proposing to get rid of all of those dumpsters in lieu of a central compactor location. It would be a 40 yard compactor and 40 yard dumpster, both in a 6 ft. high enclosure made of split face concrete block and 3 ft of decorative privacy white vinyl fencing. The doors are able to be closed and latched. Mr. Porter stated the reasons for this proposal are: consolidate the dumpsters into one area, improve the look of the property, and lessen the large hauling truck traffic through Oak Brook Drive and the apartment property. He added that this will also give them an enclosed area for overflow boxes and large furniture items when residents are moving in/out. It is located in a location that is accessible to residents as they are exiting the parking lot. The hauling truck would also be able to access the compactor

without driving through a larger portion of Oak Brook Drive. Mr. Porter displayed a picture of what an existing compactor of that type would look like. Material samples were also presented to the Board.

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

5. **Joe & Sharon Perriello** are seeking approval to **install an 8” diameter sanitary sewer extension to connect to the public sanitary sewer** along the front of their property line for a length of 299 ft. located at **19550 State Road**, also known as **PPN:486-28-035** located in a Rural Residential District.

Joe Perriello stated he is looking to hook up to the sanitary sewer since his septic system is out-of-date. The sewer would run across the front of the neighbor's yard and across the frontage of his property. Mr. Schmitzer stated that he has worked with the applicant regarding what his options are for replacing his current system. He explained that the sanitary sewer located on Wiltshire Road is not owned by the city of North Royalton; it is owned by Broadview Heights. Since it is within our municipality we have an agreement with Medina County to allow residents to tap into their treatment facility. We have spoken with the Board of Health, and even though they are fine with the current system, they are happy that he is considering having sanitary sewers extended to his property. We have asked him to extend it to the south border of his property line so future extensions are accessible to the south on State Road.

Mark Hurtle, 19800 State Road, asked if the extension will be continued through. Mr. Kelly suggested that he meet with Mark Schmitzer, City Engineer, and discuss what options are available.

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

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Miller **to adjourn the Public Hearing.** Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None.** **Motion carried.**

Public Hearing adjourned at 7:39 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, September 10, 2014 in regular session**. The meeting was called to order at 7:40 p.m. by Chair Cheryl Hannan.

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

Moved by Mr. Miller, seconded by Frank Castrovillari **to excuse Larry Antoskiewicz for cause**. Motion **unanimously carried**.

APPROVAL OF MINUTES:

Moved by Mr. Castrovillari, seconded by Mayor Stefanik **to approve the June 25, 2014 and July 30, 2014 minutes**. Roll call: Yeas: **Four** (Cheryl Hannan, Tim Miller, Mayor Stefanik, Frank Castrovillari). Nays: **None**. **Motion carried**.

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned.
Woodcroft Glen Phase 2 **final plat approval**. **Tabled. Requesting 180 Day extension**.

Moved by Mayor Stefanik, seconded by Frank Castrovillari **to remove this item from the table**. Roll call: Yeas: **Four** (Cheryl Hannan, Tim Miller, Mayor Stefanik, Frank Castrovillari). Nays: **None**. **Motion carried**.

Rick Porter, Gross Builders, represented Woodcroft Glen. He asked for another 180 day extension on tabling the Phase 2 final plat approval. He said at this time they are not yet prepared to construct any new housing at this location.

Moved by Mayor Stefanik, seconded by Frank Castrovillari **to approve a 180 day extension**. Roll call: Yeas: **Four** (Cheryl Hannan, Tim Miller, Mayor Stefanik, Frank Castrovillari). Nays: **None**. **Motion carried**.

NEW BUSINESS

1. **Oak Brook Gardens Ltd.**, the owner of the subject property, is seeking **site plan approval** for a masonry enclosure to house a trash compactor **located at 13911 Royalton Road, PPN:482-32-005**, in a RM-D multi-family district.

Mr. Schmitzer told the applicant to be sure that the enclosure is at an elevation such that storm water is not directed at the enclosure to co-mingle with any fluids that may leak from the trash or compactor to conform to the Ohio EPA regulations. Mr. Porter said they would conform to those regulations. Mr. Castrovillari questioned the use of an 8 in. block; however, after discussion he concurred that an 8 in. block would be good.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve the final site plan approval**. Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None**. **Motion carried**.

2. **Dean Asimes / 6285 Royalton, LLC**, is **seeking site plan approval** for a new retail center located at **6285 Royalton Road, PPN:487-06-002**, in a Traditional Town Center District.

Mr. Schmitzer expressed his concern of storm water management with the topography of this property. He said the proposed underground detention system will be good as long as they follow the code in place for sizing. He added that the overland flood routing should be looked at so there is not a deluge of water affecting adjacent neighbors or downstream. Mr. Kulchytsky and Mr. Castrovillari addressed the architecture drawing of the back of the building and suggested additional columns, extending the wing walls and suggested the screen wall be made with different materials on the base and top portion. They felt this would improve the public view from rear of property. Mr. Asimes agreed to add two additional columns and extending the wing walls on the rear of building. Mr. Castrovillari asked that the trash enclosure be masonry and match the building. He also questioned the need for an ornamental fence with masonry piers at the sidewalk line. Mr. Kulchytsky responded that this requirement is to create a cohesive experience in a TCD. He added that it does not to be a continuance width of the parcel. Mr. Asimes responded that the topography of the lawn area in front of the building is not going to be flat and will be difficult to accomplish because of the street line elevation. Mayor Stefanik and Mr. Kulchytsky agreed that a fence in this instance will not be necessary. Mr. Asimes agreed that if a fence would be desirable in conjunction with the sign, he would add that to the plan.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari, to **approve the final site plan**. Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None**. **Motion carried.**

3. **Manojle Bjelicic** is seeking site plan approval for lot split and consolidation **8626 & 8684 Ridge Road PPN:482-12-014 & 482-12-015**, Local Business Zoned.

Mr. Kelly spoke on the issue of noise that is disturbing; he reminded those present that the city has ordinances that govern those matters and they are free to call the Police Department and have them assist in determining if there is a problem that needs to be addressed.

Moved by Mr. Miller, seconded by Mr. Castrovillari to **approve the lot split and consolidation for 8626 & 8684 Ridge Road**. Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None**. **Motion carried.**

4. **Manojle Bjelicic / Inn Between Bar and Grill** is seeking preliminary site plan approval for the proposed addition of a patio as well as enlarging the existing parking area located at **8684 Ridge Road, PPN:482-12-015**. Both properties are Local Business Zoned.

Ms. Hannan questioned Mr. Bjelicic regarding the enclosed rear patio and the lighting issue. Mr. Bjelicic responded that the front patio will be for the warmer weather and the rear patio will remain. He also said he would install a fence to divide the house and the bar; this will cut the lighting down. He said he will work with the Building Commissioner on a buffer that will satisfy those concerned. He addressed the water runoff and said he would like to add a couple (crock pots?) in the parking lot to go onto Ridge. He said he is not looking to go onto Tilby; he is planning on the water to go onto Ridge Road. He was asked to clarify what his remedy is. The applicant responded that he is planning on putting sewers in the parking lot so the water goes

onto Ridge Road and no water goes onto Tilby. He added that will be his first thing to do. Mr. Kulchytsky addressed the Board and said that the city ordinance requires if there is such an establishment, that fencing be placed to shield adjacent properties from light trespass. We are requiring that a fence be placed on the west side of the property and on the north side of the property up to a point that it aligns with the front corner of the restaurant/bar. He added that the grass area remain to the north side of the parcel and recommended that there be landscaping placed into that area. He also requested that the asphalt from the parking area to the east where the new patio is being added, be removed and returned to grass, therefore, reducing some of the surface runoff. Mr. Kulchytsky suggested to the Board that if they choose to approve this submission that it be a preliminary submission as the applicant shall need to approach the Board of Zoning Appeals for the front patio addition. Mr. Schmitzer said he is aware of the issue regarding water flowing down Tilby Road. He addressed the applicant and said he is not to remove any more trees or clear any more land than what is necessary to get the improvements in; all of the storm water from the improvements will be directed into some sort of stormwater management system tied into Ridge Road and not toward Tilby Road. Mr. Schmitzer agreed that removing the additional asphalt near Ridge Road and planting grass will help reduce stormwater flow in that area. He added there is still some information the Engineering Department would like to look over regarding parking stalls. He would like the applicant to incorporate a bioswale system onto the site. He explained it is a landscaping plant system that is detention for that site. He said it fills the need for landscaping in that area but also does a stormwater management. He referenced a bioswale system which was done at the Ridge Road Animal Hospital, but on a larger scale, and also in front of the My Pizzetta.

Mr. Kelly suggested that the applicant table his application; go to the BZA to get approval for the necessary variance. He added that if the variance is approved, the applicant can then come back to PC with the appropriate level of plan detail that will satisfy the Planning Commission. He has 90 days to do so. Mr. Kulchytsky stated that if the applicant wanted to move through the process, we would be willing to meet with his Engineer to finalize it so when he returns to PC he is ready to go for construction.

Moved by Mayor Stefanik, seconded by Mr. Miller **to table the final site plan approval.** Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None.** **Motion carried.**

5. **Joe & Sharon Perriello** are seeking approval to **install an 8” diameter sanitary sewer extension to connect to the public sanitary sewer** along the front of their property line for a length of 299 ft. located at **19550 State Road**, also known as **PPN:486-28-035** located in a Rural Residential District.

Mr. Schmitzer stated that this extension will be a “public” sewer upon completion. If the applicant makes this investment, it is an extension of our utility in the city of North Royalton performed by the applicant at no cost to us. He added that this 8 in. sewer is large enough to afford us the opportunity to discuss the possibility of future connections to the sanitary service and being available to residents in that area if they have a failing septic system. The applicant said he recognizes that if installed, it become public property.

Moved by Mr. Miller, seconded by Mayor Stefanik **to approve the extension to connect to the public sanitary sewer.** Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None.** **Motion carried.**

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Miller to **adjourn the September 10, 2014 Planning Commission meeting**. Roll call: Yeas: **Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Frank Castrovillari). Nays: **None**. **Motion carried**.

Meeting adjourned at 8:23 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: October 8, 2014

ATTEST: /s/ Diane Veverka
Planning Commission Secretary