

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, September 21, 2016 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Vice Chair Tim Miller and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Vice Chair Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly

Moved and seconded to excuse Cheryl Hannan and Mayor Stefanik for cause. Motion carried.

PUBLIC HEARING:

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

1. **Jonathan Walas owner of 92JW Ind. LLC/ Grizzly Garage** is seeking a conditional use permit **on behalf of the property owner Peter Bruckner** to operate an automobile repair facility which would include retail sales of automotive performance parts. The facility is located at **11683 Royalton Road, Unit B**, also known as PPN: 483-18-011 currently zoned General Industrial district.

Jonathan Walas stated that he is seeking a conditional use permit for Mr. Bruckner's building at 11683 Royalton Road, Unit B. He said he does online sales and retail sales and is a distributor for auto parts and performance parts. He does work on performance cars only, a niche market for higher end cars. He said he also intends to install an automotive lift in the building.

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

ADJOURNMENT OF THE PUBLIC HEARING

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

The Public Hearing adjourned at 7:05 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, September 21, 2016 in regular session**. The meeting was called to order at 7:05 p.m. by Vice Chair Tim Miller.

PRESENT: Planning Commission: Vice Chair Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly

APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mr. Castrovillari to **approve the August 10, 2016 minutes**. Roll call: Yeas: Three. Nays: None. **Minutes approved**.

OLD BUSINESS

1. **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.** No new information submitted or known.
2. **Woodcroft Glen Phase II**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **Tabled.**
3. **Indian Trails Subdivision Phase II**. Woodhill Properties, Inc. is seeking preliminary site 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 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. **Tabled.** No new information submitted or known.
4. **Royalton Place Ltd.**
Is seeking site plan approval for a proposed multi-unit senior living facility located at PPN: 482-31-003 on the NE corner of York Road and Royalton Roads, in a Senior Citizen District. **Tabled.** No new information submitted or known.

NEW BUSINESS

1. **Jonathan Walas owner of 92JW Ind. LLC/ Grizzly Garage** is seeking a conditional use permit on behalf of the property owner **Peter Bruckner** to operate an automobile repair facility which would include retail sales of automotive performance parts. The facility is located at **11683 Royalton Road, Unit B**, also known as PPN: 483-18-011 currently zoned General Industrial district.

Law Director Tom Kelly explained that technically while Mr. Walas is the Applicant, he is here on Mr. Bruckner's behalf because the conditional use permit is effectively being granted to Mr. Bruckner's piece of property. The Building Commissioner stated that there are several items that the PC and Building Division would like addressed on Mr. Bruckner's property as part of the conditional use permit. He addressed the Board and said if the Board chooses to vote in a positive in granting the conditional use permit, the Building Division would like to see the landscaping around the sign redressed; the dead materials need to be removed and it needs landscaping around the sign. He also said the three posts from an old temporary sign need to be removed. He said the paving of the parking lot is beginning to degrade and is in disrepair; it needs to be repaved. Mr. Kulchytsky presented pictures showing the issues needing addressed. He added that the parking lot also needs to be restriped. He asked that a permanent location and enclosure for the dumpster be installed so it is screened from view. Mr. Kulchytsky stated he would work with Mr. Bruckner for a final location of the dumpster. Mr. Kelly stated there should be a reasonable deadline beyond which the conditional use permit may be able to be revoked. The Conditional use permit can be contingent upon the completion of all of the items and it would be revoked in the event that those items are not carried out. Mr. Kulchytsky made a recommendation that removal of the temporary signage and the landscaping occur within three months. He recommended that the paving and the dumpster enclosure occur within 1 year. Mr. Kelly stated that from the Law Department point of view, the request being made by the Applicant Mr. Walas is not inconsistent with the uses permitted in the General Industrial district and the Law Department has no objection. Mr. Kulchytsky addressed a question from the Fire Department and asked Mr. Walas if he

would be painting vehicle parts and doing body work. Mr. Walas responded no he would not be; the painting would be sent to someone with a compliant spray booth. The Engineering Department had no comments regarding this applicant. Mr. Bruckner stated that there is still room on the permanent sign for Mr. Walas' company name.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve the conditional use permit based on the contingency that within three months the old temporary sign posts are removed and landscaping be added around the permanent sign; and one year on the paving and one year for the enclosure around the dumpster.** Roll call: Yeas: Three (Antoskiewicz, Miller, Castrovillari). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **adjourn the September 21, 2016 Planning Commission meeting.** Roll call: Yeas: Three. Nays: None. **Motion carried.**

Meeting adjourned at 8:16 p.m.

APPROVED: /s/ Timothy Miller
Vice Chair

DATE APPROVED: October 19, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary