

The North Royalton Planning Commission held a **Public Hearing** on  
Wednesday, December 4, 2013  
in the North Royalton Council Chambers, 13843 Ridge Road.  
Chairperson Cheryl Hannan called the  
meeting to order at 7:02 pm

Present: Mayor Robert Stefanik, Larry Antoskiewicz, Chairperson Cheryl Hannan  
Tim Miller, Law Director Tom Kelly, Building Commissioner Dan Kulchytsky,  
Engineer Mark Schmitzer, Secretary Julie Broestl

The Pledge of Allegiance was recited by all.

Public Hearing

**Maria Gardens and John Schmalz, 10301 West 130<sup>th</sup> Street, PPN: 481-19-002. Local Business Zoned.  
Approval for a canopy and remodeling for a proposed ice cream parlor with outdoor seating.**

Cheryl Hannan: Is anyone in the audience wishing to speak.

John Schmalz approached the microphone.

Cheryl Hannan: Please give your name and address.

John Schmalz: Hello. I'm John Schmalz with Star Inc., 46405 Telegraph Road, Amherst, Ohio. I'm here tonight on behalf of Mr. Tom Stopper to make a couple of changes to the Maria Gardens building. The first is to make a Pergola structure to the east elevation that will sit against the greenhouses. It is going to look like the other structures in front of the building. It will have the Pergola look. It will have an exco light roof on top of it, which is the same material that the greenhouses are made out of, which is a glass panel. It will be at a pitch of a quarter-twelve. Profile will be only about 3-inches high, you'll barely see it from the street. In the front of the structure will be a wrought iron fence, with stone pillars. Like what exists now in front. That area will be for a fountain display. Is that right Tim?

Tim Stopper: That's right.

John Schmalz: so, that's our first proposal. Our second proposal, is to add an ice cream parlor to the southeast corner of the building. We are going to remodel the porch that's on the outside. I guess it used to be open and then they closed it in. We're going to open it up again and make an outdoor patio and outdoor seating. On the plans we had some indoor seating but Tim has decided not to do that at this time. I will be glad to answer any of your questions.

Cheryl Hannan: Okay. We will ask questions in the second part of this meeting. Do I have a motion and a second to move to the regular order of business.

Moved by Tim Miller, seconded by Larry Antoskiewicz, **to move Maria Gardens to the regular order of business.**

Roll Call:

Mayor Stefanik: Yes.

Tim Miller: Yes.

Larry Antoskiewicz: Yes.

Cheryl Hannan: Yes.

**Ayes – all. Nays – none.**

**Motion carried. (4-0)**

Cheryl Hannan: Okay. Do we have anything under miscellaneous? Do I have a motion and a second to adjourn.

Moved by Larry Antoskiewicz, seconded by Tim Miller, **to adjourn the Public Hearing.**

Roll Call:

Tim Miller: Yes.

Larry Antoskiewicz: Yes.

Cheryl Hannan: Yes.

Mayor Stefanik: Yes.

**Ayes – all. Nays – none.**

**Motion carried. (4-0)**

Public Hearing was **adjourned at 7:06 pm.**

The North Royalton Planning Commission held a **Regular Meeting** on  
Wednesday, December 4, 2013  
in the North Royalton Council Chambers, 13843 Ridge Road.  
Chairperson Cheryl Hannan called the  
meeting to order at 7:06 pm

Present: Mayor Robert Stefanik, Larry Antoskiewicz, Chairperson Cheryl Hannan  
Tim Miller, Law Director Tom Kelly, Building Commissioner Dan Kulchytsky,  
Engineer Mark Schmitzer, Secretary Julie Broestl

Moved by Larry Antoskiewicz, seconded by Tim Miller, **to approve the minutes of November 11, 2013.**

Roll Call:

Larry Antoskiewicz: Yes.  
Cheryl Hannan: Yes.  
Mayor Stefanik: Yes.  
Tim Miller: Yes.

**Ayes – all. Nays – none.**

**Motion carried. (4-0)**

**Old Business**

**Woodcroft Glen**, Royalton Road, GB and RMD Zoned.  
**Woodcroft Glen Phase 2 Final Plat Approval. Tabled. No Action.**

**Maria Gardens and John Schmalz**, 10301 West 130<sup>th</sup> Street, PPN: 481-19-002. Local Business Zoned.  
**Approval for a canopy and remodeling for a proposed ice cream parlor with outdoor seating.**

Cheryl Hannan: Okay. Here is the questions and answer part. How about if we start with the Building Commissioner, Building Department.

Dan Kulchytsky: Madam Chair. I have no additional comments to put down at this time. The applicant has described the project exactly. The applicant still has to approach the Architectural Review Board for approval.

Cheryl Hannan: To the City Engineer.

Mark Schmitzer: Short and sweet. I have no comments.

Cheryl Hannan: You must like ice cream!

Laughter

Mark Schmitzer: Yes, I do.

Cheryl Hannan: Do I have anything from the Law Director?

Tom Kelly: Madam Chair, I have no comments. Thank you.

Cheryl Hannan: Any questions or comments from the committee? Okay. Can I have a motion and a second to approve.

Moved by Larry Antoskiewicz, seconded by Tim Miller, **to approval Maria Gardens canopy and ice cream parlor with outdoor seating**

Roll Call:

Mayor Stefanik: Yes.

Tim Miller: Yes.

Larry Antoskiewicz: Yes.

Cheryl Hannan: Yes.

**Ayes – all. Nays – none.**

**Motion carried. (4-0)**

John Schmalz: Thank you very much. ARB is in this same place?

Dan Kulchytsky: Yes. Monday night.

**Sal's Heating and Cooling/Salvatore Sidoti, 11701 Royalton Road, PPN: 483-18-005. General Industrial. Extension of the approval from Board of Zoning Appeals and Planning Commission.**

Sal Sidoti approached the microphone.

Sal Sidoti: Hello, I'm Sal Sidoti, from Sal's Heating and Cooling, 11701 Royalton Road. We were previously approved for the expansion of the building. I'm simply asking for an extension of the variance and approval so that we can get the loans going and we are still getting quotes. Short and sweet as you would say.

Cheryl Hannan: Okay. Anything from the Engineering Department?

Mark Schmitzer: No Madame Chair, I have no comments.

Cheryl Hannan: Okay. Building?

Dan Kulchytsky: Madam Chair, the only comment I have, is that the way the Ordinance is written, we are permitted to approve a six month extension which will also allow for his BZA variance to continue.

Cheryl Hannan: Do you get that?

Sal Sidoti: I do. Thank you.

Cheryl Hannan: Anything from the Law Director?

Tom Kelly: I have a question for the applicant. This extension is off the building on which side?

Sal Sidoti: On the east side.

Tom Kelly: Will there be any neighbors that will be affected by this addition?

Sal Sidoti: How are you asking this? If you ask me I would say no, but, if you would ask Mr. Bruckner, he would say yes.

Tom Kelly: His position has already been over ruled. You still make an effort with him as to be a good neighbor don't you?

Sal Sidoti: Anyone next to Mr. Bruckner is a good neighbor, yes.

Tom Kelly: You make that a part of your life. You try to be a good neighbor where you live too?

Sal Sidoti: I think I'm reading into your question just fine sir.

Tom Kelly: Okay. Okay.

Sal Sidoti: Do I have to answer that question?

Tom Kelly: No, you don't. Nothing further Madam Chair.

Sal Sidoti: Can I ask you what you meant by that question?

Tom Kelly: What I asked you, Mr. Sidoti, is that are you a good neighbor? That's all.

Sal Sidoti: At my home or at my building?

Tom Kelly: Both

Sal Sidoti: Well, I'm always a good neighbor.

Tom Kelly: That's all Madam Chair.

Cheryl Hannan: Okay. Can I have a motion to approve.

Moved by Mayor Stefanik, seconded by Tim Miller, **to approve a six month extension for Sal's Heating and Cooling's addition to the building at 11701 Royalton Road.**

Roll Call:

Larry Antoskiewicz: Yes.  
Cheryl Hannan: Yes.  
Mayor Stefanik: Yes.  
Tim Miller: Yes.

**Ayes – all. Nays – none.**

**Motion carried. (4-0)**

Cheryl Hannan: Okay. Anything under miscellaneous? Can I have a motion and a second to adjourn.

Moved by Mayor Stefanik, seconded by Tim Miller, to **adjourn the Planning Commission meeting for December 4, 2013.**

Roll Call:

Cheryl Hannan: Yes.  
Mayor Stefanik: Yes.  
Tim Miller: Yes.  
Larry Antoskiewicz: Yes.

**Ayes – all. Nays – none.**

**Motion carried. (4-0)**

**Meeting adjourned at 7:13 pm**

**Approved:** \_\_\_\_\_

Cheryl Hannan, Chairperson

**Date:** \_\_\_\_\_

**Attest:** \_\_\_\_\_

Julie Broestl, Secretary