

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, December 5, 2012**. The meeting was called to order by Chairman Don Willey at 7:02 pm.

Present: Chairman Don Willey, Mayor Stefanik,  
Vince D'Agostino, Cheryl Hannan, Tim Miller, City Engineer Mark Schmitzer,  
Development Director Tom Jordan  
Law Director Tom Kelly, Secretary Julie Broestl.

Don Willey: Please stand for the Pledge of Allegiance.

The Pledge was recited by all.

**Public Hearing:**

**Salvatore Sidoti/Sal's Heating and Cooling**, 11701 Royalton Road, PPN: 483-18-005.  
General Industrial Zoned. **Site Plan Approval for an Addition.**

Don Willey: Anyone here from Sal's is welcome to come up and state what you are going to be doing. Just come up and state your name and address.

Sal Sidoti: Sal Sidoti, I own Sal's Heating and Cooling. We are going to add the addition that we already have a variance for office space. That's more office because we basically grown so large that we have to do something here or I got to move. That's why I'm here today. Thanks.

Don Willey: You already received a variance about a year ago.

Sal Sidoti: Yes. We've drawn up the plans for this addition and we hope we can get that approval this evening.

Don Willey: Thank you sir. Motion to move Sal's Heating and Cooling to the regular order of business.

Moved by Cheryl Hannan, seconded by Tim Miller, **to move Sal's Heating and Cooling to the regular order of business.**

Don Willey: Call the roll.

Mayor Stefanik: Yes  
Vince D'Agostino: Yes  
Tim Miller: Yes  
Cheryl Hannan: Yes  
Don Willey: Yes

**Ayes – all. Nays – None.**

**Motion carried. (5-0)**

Don Willey: Anything under miscellaneous. Okay. Motion to adjourn.

Moved by Mayor Stefanik, seconded by Vince D'Agostino, **to adjourn the Public Hearing.**

Don Willey: Call the roll.

Mayor Stefanik: Yes  
Vince D'Agostino: Yes  
Tim Miller: Yes  
Cheryl Hannan: Yes  
Don Willey: Yes

**Ayes – all. Nays – None.**

**Motion carried. (5-0)**

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, December 5, 2012**. The meeting was called to order by Chairman Don Willey at 7:12 pm.

Present: Chairman Don Willey, Mayor Stefanik,  
Vince D'Agostino, Cheryl Hannan, Tim Miller, City Engineer Mark Schmitzer,  
Development Director Tom Jordan  
Law Director Tom Kelly, Secretary Julie Broestl.

**Old Business:**

Woodcroft Glen Phase 2 Final Plat Approval. Tabled. No Action

Dan Egizii/Albion Woods Villas. Tabled. No Action.

**New Business:**

**Salvatore Sidoti/Sal's Heating and Cooling**, 11701 Royalton Road, PPN: 483-18-005.  
General Industrial Zoned. **Site Plan Approval for an Addition.**

Don Willey: Anyone from Sal's Heating and Cooling please come up and address your site plan and what you intend to do.

From the audience: Our Architect is not here yet.

Don Willey: Well, are you knowledgeable of the project?

From the audience: Barely.

Tom Jordan: I can give just a brief explanation of the project.

Don Willey: Mr. Jordan.

Tom Jordan: The project consists of 2,600 square foot addition to an existing 6,500 square foot structure, which currently houses office warehouses and shop areas for a heating and cooling company. The total building size will be 9,100 square feet upon completion. The existing use complies with permitted uses. There is an issue on marked spaces that I believe we can work through. I will read the entire comment. There are also four unmarked parking spaces to the east of the building bringing the total number to 31. Per the applicant's secretary the total number of employees is 30. There is only one shift, therefore the parking complies, which requires one for each employee for each of the two largest shifts. Basically, the way the operation works is on shifts, they are not there all at one time and that if

required you have space to mark out four more if required . BZA approved yard required proposed complied with the City's Ordinances. The addition is on the east side of the building and I will also state that there is a garbage enclosure in the site plan which will bring them in compliance also with some outstanding issues with the Building Division. On the west side along with the garbage enclosure, they also had redone their cement area surrounding the building. Really that is the extent of the improvements to the structure.

Don Willey: Thank you Mr. Jordan . City Engineer, any comments?

Mark Schmitzer: I know that there has been some concerns with the storm water and some downspouts. I believe what is shown by the applicant here, those issue will be resolved with the addition on the building. Through final review of the plans throughout our department, we'll look at more detail grading that won't be shown on the plans to ensure compliance that there is no standing water on the east side of the property, which I know is an issue. I'm sure if there is anything that needs to be done, that you stated at BZA, and hopefully here you can state the same thing, that you will be willing to do, within reason, anything that would bring you into compliance. Is that correct?

Sal Sadoti: That's correct.

Mark Schmitzer: Other than that I have no further comments.

Don Willey: Thank you sir. Anybody have any comments or questions from the commission?

Cheryl Hannan: Mr. Chairman

Don Willey: Yes ma'am.

Cheryl Hannan: I'm just curious, are you going to be adding more employees than since you are building this office space?

Sal Sidoti: Sal Sidoti Heating and Cooling. That is my goal, to continue to grow. At this point the amount of employees I have and the vehicles I have, this addition is needed. The ceiling is endless right now. I'm quite surprised how well the business is doing. Any other questions?

Don Willey: I have one Sal, just out of curiosity. Has the fact of some of our industrial growth positively affected your business? I see your trucks over in the Industrial Park area.

Sal Sidoti: The exposure on Royalton Road has been the main factor in North Royalton. Really, the advertising and the radio adds and being a member of Angie's List is successful. When people see someone doing a good thing they want a piece of it and I have to continue to do that and If I don't do that it will go the other way. I built a new home here, I don't know if any of you are aware of that. I'm now about two minutes away from my building. I plan on being here a long time. I have two little kids that I want to put through college. I'm not going anywhere.

Don Willey: Glad to hear that. Any other questions or comments? Can I have a motion to approve. Anyone want the architect to talk? If he talks he gets paid.

Mayor Stefanik: He probably shouldn't talk than.

Laughter

Don Willey: I don't think we need to go over and review this.

Mayor Stefanik: Mr. Chairman.

Don Willey: Mr. Mayor.

Mayor Stefanik: Did anyone from the audience have a comment? I see Mr. Bruckner is here this evening. Were you just bored this evening?

Laughter

Mr. Bruckner shook his head.

Mayor Stefanik: It's nice to have you here.

Mr. Bruckner: Thank you.

Don Willey: Can I have a motion to approve.

Moved by Vince D'Agostino, seconded by Mayor Stefanik, to approve **Salvatore Sidoti/Sal's Heating and Cooling, Site Plan for an Addition.**

Don Willey: Please call the roll.

Tim Miller: Yes.

Don Willey: Yes.

Cheryl Hannan: Yes.

Mayor Stefanik: Yes.

Don Willey: Yes.

**Ayes – all. Nays – none.**

**Motion approved. (5-0)**

Don Willey: Okay, you are approved. Under miscellaneous anyone? I have one item. We got our 2013 and 2014 schedule today. Are the dates of the deadline aggressive enough to handle items that may come up between the scheduling dead line and the meeting? There is about 30 days roughly. Is that aggressive enough to handle someone that walks in and has a little urgency. Can we always change those or what?

Tom Jordan: To the Chairman. The 30 days is quite a distance between the application date and the thing. In the instance of the Planning Commission there are two meetings a month. What typically happens is that someone submits an application and we need further information and we continue to try and get the application ready right up to the day. Julie comes into my office and says today is the absolutely last day Tom to turn in the packet to you. Which is usually Wednesday or Thursday of the prior week. Just so you know that the deadline is a goal and we try to hold applicants to it.

Don Willey: I guess what I mean is that if someone walks in there on December 7<sup>th</sup> and they have something and missed the deadline do we then move them to the meeting in January?

Tom Jordan: No. I think that Julie would agree that usually what happens is that we get calls asking what do you require from us? What do you need in our application? That makes us aware of it. They may say we might not be able to get everything together by that deadline date, could you give me a little time? We do work with them. Believe me, we continue to accept amendments and even full packets post that deadline date. We just provide it as a target for most people. It sometimes becomes a rush for Mr. Schmitzer and the Building Commissioner, and Fire, to review the application, but we really try to work with them.

Don Willey: Thank you Mr. Jordan. Any other miscellaneous?

Moved by Mayor Stefanik, seconded by Tim Miller, to **adjourn the Planning Commission meeting of December 5, 2012.**

Don Willey: Call the roll.

Tim Miller: Yes.  
Don Willey: Yes.  
Cheryl Hannan: Yes.  
Mayor Stefanik: Yes.  
Don Willey: Yes.

**Ayes – all. Nays – none.  
Motion approved. (5-0)**

**Meeting adjourned at 7:37 pm**

Approved: Cheryl Hannan, Vice-Chairman

Date: February 20, 2013

Attest: Julie Broestl, Secretary