

The North Royalton Planning Commission Caucus was held on Wednesday, February 3, 2010, and started at 7:03 P.M.

Present: Mayor Robert Stefanik, Councilman Don Willey, Victor Bull, Michael McCarthy, City Engineer Mark Schmitzer, Building Commissioner Rito Alvarez, Law Director Tom Kelly, Nick Cinquepalmi, Councilman Larry Antoskiewicz, and Secretary Julie Broestl

Planning Commission Agenda Reviewed.

Regular Meeting

Call to order.

Roll call. Motion to excuse Tony Sandora, second, roll call.

Opening Ceremony – Pledge of Allegiance.

Roll call.

Approval of minutes – January 20, 2010. Motion to approve the minutes of January 20, 2010 second, roll call.

Old Business

*Woodcroft Glen, Ext. of Woodcroft Trace, Final Plat 2, tabled. No action.

*Ordinance No. 09-126 – An Ordinance accepting the Dedication of 635 feet of Bentley Drive, 581 feet of Richland Drive and 129 feet of Yorkshire Way in the Villas of Worthington Subdivision Phase 2A from Pride One York Royalton LLC, and Declaring an Emergency. No action.

New Business- Nothing under New Business

Miscellaneous – New Secretary, Julie Broestl, asked for e-mail addresses from the Board for easier contacting.

Discussion of one meeting a month was discussed. Cancellation of a meeting is unproblematic if no applications are submitted. Stands at two meetings a month.

Adjournment

Motion to adjourn. Second. Roll call.

Planning Commission Caucus adjourned at 7:10 P.M.

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road** on **Wednesday, February 3, 2010** to **conduct a Regular Meeting**. The **Planning Commission Regular Meeting** was called to order by **Vice-Chairman Don Willey** at **7:30 P.M.**

Vice Chairman Willey: I would like to call the February 3rd Planning Commission to order. If you have cell phones please turn them off or put them on vibrate. Julie, call the order please.

Present: Mayor Robert Stefanik, Councilman Don Willey, Mike McCarthy, Victor Bull, City Engineer Mark Schmitzer, Building Commissioner Rito Alvarez, Law Director Thomas Kelly, Secretary Julie Broestl.

Julie Broestl: I need a motion and a second to excuse Tony Sandora for cause.

Moved by Councilman Willey, seconded by Victor Bull to **excuse Tony Sandora for cause.**

Roll Call:

Mayor Stefanik:	Yes.
Victor Bull:	Yes.
Mike McCarthy:	Yes.
Councilman Willey:	Yes.

Ayes - all. Nays - none.

Motion carried. (4-0)

Vice Chairman Willey: Please stand for the Opening Ceremony.
Pledge of Allegiance was recited.

Julie Broestl: I need a motion and a second to approve the minutes of January 20, 2010 if you so choose.

Moved by Councilman Willey, seconded by Victor Bull, **to approve the minutes of January 20, 2010.**

Roll Call:

Victor Bull:	Yes.
Mayor Stefanik:	Yes.
Mike McCarthy:	Yes.
Councilman Willey:	Yes.

Ayes - all. Nays - none.

Minutes approved. (4-0)

Old Business:

Woodcroft Glen, Royalton Road, GB and RMD Zoning. Woodcroft Glen Phase 2 Final Plat – Approval. **Tabled.**

Julie Broestl: Woodcroft Glen, it is tabled, there will be no action.

Ordinance No. 09-126 – An Ordinance accepting the Dedication of 635 feet of Bentley Drive, 581 feet of Richland Drive and 129 feet of Yorkshire Way in the Villas of Worthington Subdivision Phase 2A from Pride One York Royalton LLC, and Declaring an Emergency. **Tabled.**

Julie Broestl: I need a motion and a second to remove from the table.

Moved by Councilman Willey, seconded by Victor Bull **to remove Ordinance No. 09-126 from the table.**

Roll Call:

Councilman Willey:	Yes.
Victor Bull:	Yes.
Mayor Stefanik:	Yes.
Mike McCarthy:	Yes.

Ayes - all. Nays - none.

Motion carried. (4-0)

Councilman Willey: Is there any discussion regarding this? Pat, would you like to come forward and state your name, address and phone number.

Patricia Rakoci approached the microphone.

Ms. Rakoci: Patricia Rakoci with Pride One. 387 Medina Road. I'm here to garner your approval for the plat of the Villas Phase 2A. I do know that there are a few outstanding items they were discussed in Streets Committee, and at this point, I believe that everything will be completed by the 16th. I am working towards that goal along with Mark. I can answer any questions if you have them.

Councilman Willey: Thank you. Mr. City Engineer?

Mark Schmitzer: Thank you Mr. Willey. Yes, we did discuss this dedication in Streets Committee this week. The developer has a few outstanding items that she is working on and she has committed to supplying those items prior to the

February 16th meeting of Council. Those items are a 5% cash bond, which I believe will be provided to the City in a form of a check, and not a cash bond. Sidewalk bond, which will also be provided in the form of a check to the City. The covenants and deed restrictions and HOA documents, will need to be just a brief review with the Law Department. Those documents and my review have shown that they are substantially the same as the first phase, which was approved previously. There is a small shortage in the funds for the inspection of the subdivision. The developer was sent a letter summarizing the account and the shortage and she has committed to providing a check to cover that as well. One item that was discussed a few months ago at Planning Commission was the conservation easement surrounding the protected area within phases one and phase two. The developer was working towards getting that, meeting the requirements that the City had, for actually having a third party hold that land in perpetuity, and I have not seen anything. Pat, do you have anything to offer on that?

Ms. Rakoci: Yes. I have contacted, I believe Mark and Mr. Kelly knows about this, the Western Reserve Chapter of the Isaac Walton League of America. They are a conservancy group that we have used in another subdivision, Autumn Wood in Brunswick. Jim Store is the gentleman that I am working with, and he has agreed to take the land to be part of the conservancy and right now he is writing up the agreement with their attorney. When the plat from Phase One was recorded, all of the corners were pinned for the conservation easement, and so the next step that we are going to, as soon as the whether gets a little bit better and the snow melts, he wants to walk the area and then we should be pretty much ready to turn it over. I already contacted the bank as a mortgagee they have to agree to it and also sign the granted easement and they have agreed to do that. That is where we are.

Councilman Willey: Any questions from the Board? Pat, I have a couple questions for either you or Mark. The checks that you are going to provide us are for the inspections and bonding, are they going to be certified checks or official bank checks?

Ms. Rakoci : They will be bank checks. They will come directly from the bank from First Merit.

Councilman Willey: Alright. When would you expect the conservation easement to be completed?

Ms. Rakoci: I would think sometime in the spring. I'm not really sure how long that will take, but I know that I'm following all the steps. What I can do is talk with Jim Store prior to the council meeting and see what he thinks the amount of time it will be. I don't think it will be very long, but I don't know.

Councilman Willey: Okay. Maybe the Law Director or Engineer can answer this; would the conservation easement, if it is not completed, would that preclude Planning Commission, City Council at their next meeting, we will not have a Planning meeting later in the month, from approving this?

Tom Kelly: It does not Mr. Chairman.

Councilman Willey: Thank you Mr. Kelly. Any questions from anyone else? So, Mr. Schmitzer you feel that at this point we can move forward and approving this provided that the rest of the terms are met?

Mark Schmitzer: Yes, I believe so. Just one more item for the record. This was brought up by Tony Sandora regarding payment of outstanding fees from the first Phase. I checked with the Finance Department and all account balances are settled with the developer. I wanted to make that noted as well.

Councilman Willey: Good. Thank you. Any other questions? Do I hear any motions?

Moved by Councilman Willey, seconded by Mayor Stefanik to **recommend to Council the approval of Ordinance No. 09-126 based on the provisions and completions of said items.**

Councilman Willey: It's still currently in the Streets Committee and the plan of action is that we approve this and Council was satisfied at the caucus, at our next council meeting we will remove it from the Streets Committee and approve it at that council meeting. Therefore, that lets the developer to move ahead with this. You wanted to get started by the end of the month, I guess. So, that was my motion to approve this. All in favor. Sorry, wrong meeting. Julie, will you call the roll please.

Roll Call:

Mayor Stefanik	Yes.
Mike McCarthy	Yes.
Victor Bull	Yes.
Councilman Willey	Yes.

Ayes - all. Nays - none.

Motion carried. (4-0)

Councilman Willey: Okay. Thanks and good luck.

Julie Broestl: Nothing under new business. Under miscellaneous, there will be no Planning Commission meeting on February 17, 2010. It is rescheduled for March 10, 2010. I need a motion and a second to adjourn the Planning Commission.

Moved by Councilman Willey, seconded by Victor Bull to **adjourn the Planning Commission.**

Roll Call:

Councilman Willey:	Yes.
Victor Bull:	Yes.
Mike McCarthy:	Yes.
Mayor Stefanik:	Yes.

Ayes - all. Nays - none.

Meeting adjourned at 7:56 P.M.

Approval: _____
Vice-Chairman Don Willey

Attest: _____
Secretary Julie Broestl

Date: _____
March 10, 2010