

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, October 8, 2014 to conduct a Public Hearing**. The hearing was called to order at 7:05 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

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

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

PUBLIC HEARING:

1. **Huntington Park Subdivision Phase 4, Greg Zillich / Zillich Interiors Inc.,** is requesting **Final Site Plan Approval** for 14 single family residential lots on PPN:488-12-030 in a R1-A Zoning district.

John Zillich, representing Zillich Interiors, addressed the Board. He stated they would like to continue the Huntington Park subdivision -- Phase 4. He explained that it was previously approved by the Commission, but due to a lapse in time, it is necessary to obtain re-approval to continue the new Phase 4. He added that there are no changes to the plans.

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

ADJOURNMENT

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

Public Hearing adjourned at 7:10 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, October 8, 2014 in regular session**. The meeting was called to order at 7:10 p.m. by Chair Cheryl Hannan.

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

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

APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to approve the September 10, 2014 minutes**. Roll call: Yeas: **Four** (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, 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**. No action at this time.
2. **Manojle Bjelicic / Inn Between Bar and Grill** 8684 Ridge Road, PPN:482-12-015 Local Business zoned. The applicant is seeking **Final Site Plan Approval for patio and enlargement of the existing parking area**. Tabled on 9-10-14.

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

Manojle Bjelicic represented the Inn Between Bar and Grill. He stated he would like to get approval for a parking lot and front patio. Mr. Kulchytsky explained that the applicant has been before BZA on September 23, 2014 to secure a variance for the front yard setback to enable him to install his patio in front of his establishment. Additionally the Building Department has several recommendations and requests for the Planning Commission should they consider approval of this project. The requests were as follows: fencing be installed along the western side of the property and along the northern side of the property towards the residential areas on Tilby Road and behind them; the applicant shall also need to state for the record that he will remove the paving in front of his patio area and restore a landscaping bed that would be approved by the Building Department at a later time. Mr. Schmitzer requested that the applicant show the improvements on the site plan so the Engineering Department could see all of the demolition that is to take place. Mr. Schmitzer added that the earlier comments regarding storm water drainage requirements are still valid and he said he was comfortable because of past conversation he has had with the applicant's consultant. Both the Fire Department and Police Department had no commentary regarding this applicant.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve the Final Site Plan contingent upon Mr. Bjelicic meeting the conditions previously describe by Mr. Kulchytsky and Mr. Schmitzer**. Roll call: Yeas: **Four** (Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari). Nays: **None**. **Motion carried**.

NEW BUSINESS

2. **Huntington Park Subdivision Phase 4, Greg Zillich / Zillich Interiors Inc., is requesting Final Site Plan Approval** for 14 single family residential lots on PPN:488-12-030 in a R1-A Zoning district.

Mr. Kelly stated that during caucus, Mr. Schmitzer and Mr. Kulchytsky presented the records from the Planning Commission from 2008, 2009, 2010 and 2011 which all demonstrate that the developer had prior approval for the entire development, including this phase – Phase 4. It is only because he let his permits laps that he has to come back today to request approval. Mr. Kelly stated this is a technical failure on the part of the developer but should not stand in the way of the approval subject to the conditions that will be laid down by Mr. Schmitzer and Mr. Kulchytsky. Mr. Schmitzer said he has spoken with the developer in length. He added that these exact plans were approved by the Planning Commission. They were designed and approved with the required permits that the City requires in order for a developer to enter into an agreement with the City of North Royalton to develop this Phase of the subdivision. The economic conditions did not warrant the developer moving forward with that phase of the development at the time. He is here because the Planning Commission approval has expired. Mr. Schmitzer said the developer has already started the process to have the plans designed by another engineering firm that is currently active and licensed to prepare the plans since the firm that designed the plans is no longer an active Corporation practicing engineering in the State of Ohio. He added that those new plans will need to be submitted with the permits for approval and thereby enter into a Developer's Agreement with the City of North Royalton. He said the applicant has agreed to those conditions. Mr. Schmitzer went on to speak about flooding in the area. He said where this phase is proposed, there are no flooding concerns that are on record. The land naturally falls to the northeast, which is an open area, and falls towards the actual detention pond. The adjacent subdivision and properties will not be affected. Mr. Kulchytsky had no additional comments to add. The applicant state he understands the conditions and agrees to them.

Moved by Mr. Miller, seconded by Mr. Castrovillari to **approve the Phase 4 final site plan approval.**

Roll call: Yeas: **Four** (Cheryl Hannan, Mr. Antoskiewicz, Tim Miller, Frank Castrovillari). Nays: **None. Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the October 8, 2014 Planning Commission meeting.** Roll call: Yeas: **Four** (Cheryl Hannan, Tim Miller, Frank Castrovillari, Larry Antoskiewicz). Nays: **None. Motion carried.**

Meeting adjourned at 7:22 p.m.

APPROVED: /s/ Cheryl Hannan
Chairperson

DATE APPROVED: October 22, 2014

ATTEST: /s/ Diane Veverka
Planning Commission Secretary