

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, November 18, 2015 to conduct a Public Hearing**. The hearing was called to order at 7:00 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, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

PUBLIC HEARING:

1. Fiber Technologies Networks, LLC

Requesting Site Plan approval for placement of telecommunications equipment on a new wooden utility pole in the public right of way on the SE corner of Royalton Road and West 130th Street near 12999 Royalton Road PPN: 483-17-006 in a Local Business District.

Bill Darden, Manager Fiber Construction for Lighttower Fiber Networks, 15565 Neil Parkway, Garfield Hts. Ohio, spoke on behalf of Fiber Technologies Networks, LLC located in Rochester, NY. Mr. Darden stated that Fiber Technologies Networks is a public utility company that provides fiber installations and maintenance for various different businesses. He said he is seeking approval to place a pole in the public right-of-way at West 130th and Royalton Road in order to provide fiber capacity to one of their clients.

Robert Taddie and Brian Nescola, 12999 Royalton Road, owners of Taddie's Auto Body, expressed concerns regarding this application and the placement of the poles being put in their front yard. Mr. Taddie stated there is a considerable amount of poles already on that corner area. He spoke twice with the telecommunications' workers, including Bill Darden, and was told it was being surveyed for underground telecommunications and cables. Mr. Taddie stated he also has concerns because of safety issues because of accidents that have occurred on this corner where the pole would be installed. Mr. Taddie and Mr. Nescola stated they were against the location of the proposed pole.

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

ADJOURNMENT OF THE PUBLIC HEARING

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

The Public Hearing adjourned at 7:10 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, November 18, 2015 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, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

APPROVAL OF MINUTES:

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **approve the October 21, 2015 minutes**. Roll call: Yeas: Five. Nays: None. **Minutes approved.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. **Tabled.**
2. **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.**

NEW BUSINESS

1. **Fiber Technologies Networks, LLC**
Requesting Site Plan approval for placement of telecommunications equipment on a new wooden utility pole in the public right of way on the SE corner of Royalton Road and West 130th Street near 12999 Royalton Road PPN:483-17-006 in a Local Business District.

Bill Darden, Manager Fiber Construction for Lighttower Fiber Networks, stated that if he indicated to Mr. Taddie that there were underground facilities to be placed, he said he must have misspoken; he thought he made it fairly clear that they were going to be placing a pole at the location which they had staked out at that intersection. Mr. Darden stated their first priority is to try and go on an existing pole where possible. He added they filed a complaint with the PUC against CEI in terms of allowing them to co-locate onto their poles for the equipment they are trying to place. In addition we tried to optimize where the poles are located in order to put them the optimum spot to provide the capacity concerns and the coverage concerns for their client. Mr. Darden said he is willing to go back to his client and look at other suggestions. Mr. Castrovillari asked if this was for a company in North Royalton. Mr. Darden responded it is for a national service.

Mr. Kelly stated that the charter and the code both provide that the Planning Commission has exclusive jurisdiction over the placement of any pole or structure within the right of way. He added that is solely at the discretion of the Planning Commission. Mr. Schmitzer stated that the Engineering Department sees no issues with the proposed location. He said he has met with Mr. Darden and his predecessors for over a year regarding trying to locate a utility pole for their communications along the 82 corridor in this area. He added that they were also looking at a location further east by the Apartment complex. He suggested they look at securing an easement from the property owners to place a pole outside of the location of the

right of way so that when the widening of 82 happens, the pole would not need to be moved. He said there are some utility cabinets at the first light by Walnut Hill. He added that the Applicant was not able to secure an easement from the property owners. Mr. Schmitzer said pictures of what the pole would look like are provided in the Applicant's submittal packet. Mr. Kulchytsky asked the Applicant if there were any other options along West 130th or on any of the other corners that may be available. The Applicant responded that they looked at other locations but none of them would work. The Applicant said if at a future time the pole would need to be moved, they would take on the cost and the responsibility to move it. Mr. Schmitzer stated that Rt. 82 at West 130th was already widened four years ago by the County in anticipation of further widening on 82 heading east. Mayor Stefanik asked the Applicant has he looked at the other corners on that intersection. The Applicant responded that yes he did. He said they have approximately 15 sites in Strongsville and at this time they are not in a position to place additional facilities or get additional permits until all of those sites are up and functioning. He added that most jurisdictions are trying to get us to move onto CEI's poles. Mayor Stefanik asked the Applicant if he has approached the property owners regarding placing the pole on their property or behind their building. The Applicant responded yes (the apartment complex) and that they offered significant monetary compensation and to date they have not received any response or affirmation that they would be willing to give them an easement for the pole. The Applicant stated that they did not look at private property on the Strongsville side because this was a North Royalton project that he was working on. Mayor Stefanik said he was not in favor of another pole being placed on that corner in North Royalton.

Mr. Kelley requested a 10 minute recess to allow the Applicant and the owners of Taddie's Auto Body to have a discussion. **Meeting went into recess at 7:26 p.m.**

Meeting reconvened at 7:45 p.m.

The Applicant asked if this could be tabled to give them an opportunity to work out the details on a tentative agreement. He said they would then amend the documentation to reflect the changes and come to the next Planning Commission meeting for approval.

Moved by Mayor Stefanik, seconded by Mr. Miller to **Table this item.** Roll call: Yeas: Five (Castrovillari, Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Motion carried.**

MISCELLANEOUS

Discussion followed regarding the proposed 2016 meeting calendar. Board members were in agreement with the prepared 2016 calendar. Caucus will remain at 6:45 p.m. as in the past.

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the November 18, 2015 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:55 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: January 6, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary