

The North Royalton Planning Commission held a Public Hearing at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, March 12, 2014**. The meeting was called to order by Chair Cheryl Hannan at **7:00 p.m.**

**PRESENT: Planning Commission:** Chairwoman Cheryl Hannan, Mayor Stefanik, Frank Castrovillari, Timothy Miller, Diane Veverka. **Administration:** Building Commissioner Dan Kulchytsky, Law Director Thomas Kelly.

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

Pledge of Allegiance was recited by all.

### **REGULAR MEETING:**

**PRESENT: Planning Commission:** Chairwoman Cheryl Hannan, Mayor Stefanik, Frank Castrovillari, Timothy Miller, Diane Veverka. **Administration:** Building Commissioner Dan Kulchytsky, Law Director Thomas Kelly.

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 final plat approval. **Tabled. No action.**
2. **Mark Breen/Breen Holdings LLC.**, corner of Goodman Drive and State Road, PPN 488-05-012. Traditional Town Center District zoned. Site plan **approval for a new professional building.**

Moved by Mayor Stefanik, seconded by Mr. Miller to **remove Breen Holdings from the table.**

Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Timothy Miller). **Nays: None. Motion carried.**

Cheryl Hannan: Would the applicant please approach and state your name and address.

Mark Breen: 3091 Osage Way Broadview Heights, Ohio.

Cheryl Hannan: Mr. Breen was present at the last meeting and is back for additional issues that were unresolved.

Mr. Breen: There were a couple changes. My understanding is that this review was to finalize a couple things that were on the last meeting which were to increase the landscape density along the west side of the parking lot. We did submit that and we did beef that up on the west side. That was the main thing we want to look at. It was more of a review of the final documents too.

Mr. Kulchytsky: Previously the applicant was tabled. There were several items that are outstanding. The applicant is correct. First off the applicant needs to present tonight before us the exterior appearance of the building showing the materials that are planning to be used, the colors so that the Planning Commission can take action on its new role as also an Architectural Review Board. Furthermore the applicant was requested to increase the density

on the west side of the property which they had agreed to; that was to shield the adjacent residents from any kind of additional light overflow from the parking lot. There was also some discussion as to adequate shielding of the lights on the building to not cause any type of glare. This will be handled internally between their electrical engineer and architect and me and the Building Division. Madam Chair, if we can. The applicant, Mr. Breen, if you could present the exterior finishes and colors to the board so they can pass judgment.

Mr. Breen: (Presented a display board to the Committee) This is the style of brick that will be on the fascia of the building.

Mr. Kulchytsky: Mr. Breen, do you have a board mounted elevation view of the building?

Mr. Breen: I do not; I have my plans with me. I would be happy to show that.

Mr. Kulchytsky: Madam Chair I am passing two copies of the elevations for Committee to view. Briefly to fill in some of the details since Mr. Breen's architect is unavailable today. On the first sheet you see two elevations at the bottom. The one elevation to the lower right is the view of the side of the building that faces State Road. The bottom of the structure has a brick water table, or brick wanes coat around the building. You can see the side portico which is where a visitor would enter. The view you have to the left of it is the western view; this is the view at the back of the building which is essentially two garage doors and also you can see the column on the right hand side which is for the portico. If you flip to the next sheet you can see the primary elevation which faces south toward Goodman Drive where they have fiberglass columns spaced along the portico or entry facade, the brick wanes coat which is that brick water table across the bottom. They also are planning asphalt shingles across the roof and vinyl siding around the entire structure. The final elevation at the bottom of the page is the view that is facing north. When you are heading south on State Road you would see this elevation and this faces a multi-family to the north.

Mr. Breen brought up for display a brick sample, a vinyl siding sample and a shingle color sample. He said he is using the lighter color vinyl siding which is the light tan color. He said the shingle is an architectural shingle that is black with some shading.

Mr. Kulchytsky: The vinyl is light tan in color and they are proposing a dark brick. An architectural shingle is one that has depth and texture; it is not a flat shingle. Does the Board have any comments or questions for the applicant?

Mr. Breen: The columns and the trim will be in white. Around the windows there is an azec trim, a fiberboard also in white trim. The goal is to blend everything together in natural colors; I specifically wanted to go with colors that would fit in with that corner. The one house that is on the south side of Goodman is red brick and the apartment complex is also red brick. It will fit nicely in that corner.

Frank Castrovillari: At the top of this brick, what is that actually going to be? And will it be a limestone color, a light buff?

Mr. Breen: It is a sandstone sill and yes you are correct on the color. The mortar will likely match the sandstone. The goal is to have the color of the brick pop.

Frank Castrovillari: My concern coming down State Road is the north elevation is going to be very visible from the road. I personally would like to see that brick be carried over.

Mr. Breen: On that back side it is only five feet of room there and there will be privacy trees all along the back side of the building. In reality, there will not be much of a view of the back of the building.

Mr. Kulchytsky: The question is does the prominent facade on State Road require a little more care in its execution? If you are heading south on the State Road view, the lower elevation is rather a plain elevation and the concern of Mr. Castrovillari is that it looks rather plain and should match the remainder of the building. I would tend to concur with that assessment. There is no guarantee that the trees will adequately cover that elevation. I feel it is a good proposal. We typically in the TCD district, require masonry on all sides of the structure.

Frank Castrovillari: Unfortunately, if the Board so deems it necessary to bring the brick on the north side elevation, then it questions the west side being the only one of the four that doesn't have brick on it. You are only talking a minimal amount of brick work that would need to be added because of the two large garage doors. So I would recommend if we decide to bring the brick down to the north side, that the west side should also be included in that as well.

Mr. Kelly: Mr. Breen would you accept an amendment for this purpose?

Mr. Breen: Yes I would.

Mr. Kelly: Very good. Thank you.

Mr. Kulchytsky: I would tend to agree with Mr. Castrovillari's concerns. I think this building will be an exceptional addition and it does have residential character and it will blend in with the neighborhood, but I think we need to treat all sides of the building with equal level of care.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve the application for site plan approval as amended.**

Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Timothy Miller).  
**Nays: None. Motion carried.**

## ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Castrovillari to **adjourn the March 12, 2014 Planning Commission meeting.**

Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, Timothy Miller).  
**Nays: None. Motion carried.**

**Meeting adjourned at 7:20 p.m.**

APPROVED: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_  
Chairwoman Cheryl Hannan

ATTEST: \_\_\_\_\_  
Secretary Diane Veverka