

PLANNING COMMISSION
CITY OF NORTH ROYALTON
WEDNESDAY, SEPTEMBER 19, 2012
7:07 p.m.

COMMITTEE MEMBERS:

DON WILLEY, Chair

CHERYL HANNAN

TIM MILLER

VINCE D'AGOSTINO

ROBERT STEFANIK, Mayor

MARK SCHMITZER, City Engineer

TOM JORDAN, Development Director

TOM KELLY, Law Director

JULIE BROESTL, Secretary

1 MR. WILLEY: Everybody here? Seated,
2 ready. Okay. Call the meeting for the Planning
3 Commission for Wednesday, September 19th. Please call
4 the roll.

5 MS. BROESTL: Mayor Stefanik.

6 MR. STEFANIK: Here.

7 MS. BROESTL: Don Willey.

8 MR. WILLEY: Here.

9 MS. BROESTL: Cheryl Hannan.

10 MS. HANNAN: Here.

11 MS. BROESTL: Tim Miller.

12 MR. MILLER: Here.

13 MS. BROESTL: Vince D'Agostino.

14 MR. D'AGOSTINO: Here.

15 MR. WILLEY: Please stand for the Pledge
16 of Allegiance.

17 (Pledge of Allegiance recited.)

18 MR. JORDAN: Mr. Chairman, I forgot to
19 mention in caucus. This evening actually you will notice
20 that we don't have the court reporter with us. The
21 meeting is still being taped according to City
22 Ordinances.

23 The process that we're able to work out now is that
24 these tape recordings will be transcribed by another
25 individual other than our board secretary, so when we
26 have applicants approach we can remind them to state
27 their full name for the benefit of the person
28 transcribing.

29 Actually, if the board members wouldn't mind the
30 first time that they speak if they could indicate who
31 they are, so they can transcribe the meetings correctly.

32 MR. WILLEY: I covered that in caucus,
33 Mr. Jordan.

1 MR. JORDAN: Oh, did you?

2 MR. WILLEY: Yes, sir. That's all right.

3 Repetition is the mother of something. Okay. Shall we
4 go?

5 MS. BROESTL: I need a motion and a second
6 to approve the minutes of July 25th, 2012.

7 MR. MILLER: So moved.

8 MR. D'AGOSTINO: Second.

9 MS. BROESTL: Tim Miller.

10 MR. MILLER: Yes.

11 MS. BROESTL: Vince D'Agostino.

12 MR. D'AGOSTINO: Yes.

13 MS. BROESTL: Cheryl Hannan.

14 MS. HANNAN: Yes.

15 MS. BROESTL: Don Willey.

16 MR. WILLEY: Yes.

17 MS. BROESTL: Mayor Stefanik.

18 MR. STEFANIK: Yes.

19 MS. BROESTL: Under Old Business, Woodcroft Glen,
20 Woodcroft Glen final Phase II is tabled. No action

1 Dan Egizii, site plan approval for Phase I of

2 Albion Woods Villas, Ranch Duplexes is tabled. No

3 action.

4 Under New Business, Premier Asphalt Paving, 10519

5 Royalton Road, Permit Parcel 483-22-008. General

6 Industrial Zone, Site Plan Approval Replacement of a

7 Storage Building.

8 MR. WILLEY: Is anyone here, I assume,

9 from Premier?

10 MR. RUSHES: Yes.

11 MR. WILLEY: Please, step up. Give your

12 name and address. Your affiliation.

13 MR. RUSHES: My name is Troy Rushes. My

14 brother Ron Rushes. Business address 10519 Royalton Road

15 here in North Royalton. What was the last question?

16 MR. WILLEY: Your address.

17 MR. RUSHES: Oh, my address. 6361 Grafton

18 Road, Valley City, Ohio.

19 MR. WILLEY: Okay. Thank you. So what

20 are you proposing for the Planning Commission?

21 MR. RUSHES: I'm assuming you have one of the plans?

1 MR. WILLEY: Yes, sir.

2 MR. RUSHES: What we're trying to do very

3 simply, is there is an old storage building down at the

4 site now. What we're trying to do is simply replace.

5 It's dilapidated and we just want to take it down and put

6 up the new building as per the plan that you have right

7 in front of you there.

8 MR. WILLEY: Right.

9 MR. RUSHES: There's no electricity, no

10 water. It's just a three-sided storage building. We're

11 going to keep our sand in it, keep it dry, fabrics, odds

12 and ends products that we use in our day-to-day business

13 that we sort of need to keep dry or out of the way.

14 MR. WILLEY: Okay. And there would be a

15 rubber roof and a slanting draining into proper --

16 MR. RUSHES: Yeah. It's going to continue

17 into -- there is a concrete pad, concrete pyramid behind

18 the building. This new building is going to go on the

19 concrete, and we will gutter the roof and let it drain,

20 as it naturally does now, into the catch basins that are in the parking lot itself now.

1 MR. WILLEY: City Engineer, do you have --

2 MR. SCHMITZER: I did have comments

3 regarding the plans. Looking to see some spot elevations

4 to make sure that we do have drainage to storm sewers,

5 that sort of thing, so if you could get at this point

6 relative elevations, that the concrete pad is elevated

7 here and that you're minus 4 inches, 3 inches, whatever,

8 to the catch basins so we can see how everything drains

9 towards that.

10 MR. RUSHES: What you need is the

11 elevation from the floor of the new building to the catch

12 basin and see the difference, is that what you're looking

13 for?

14 MR. SCHMITZER: Yes, I would need to see

15 those on the site plan ST-101

16 MR. RUSHES: Okay.

17 MR. SCHMITZER: Basically we want to see

18 the water is captured over the storm sewer and it's not

19 going to bypass, flow over the property going to an

20 adjacent property and then we have complaints, calls, et cetera.

1 MR. RUSHES: Again, as I said earlier, the
2 water right now is draining that way. It goes to the
3 catch basin and once it's roofed, the gutters will let it
4 drain to that. But if you want spot elevations of the
5 front corners and the catch basin, is that what you're
6 looking for?

7 MR. SCHMITZER: And some elevations along,
8 I guess it would be along the western edge of the pavement, just to show that it is higher than --

10 MR. RUSHES: So it's all coming back to the catch basin.

11 MR. SCHMITZER: Yes, exactly. Just to see
12 what's going on there. Also we typically request that
13 downspouts be piped in through the storm sewer. If you
14 can show elevations, that's not going to be an issue.
15 It's a very small roof. I would not have an issue since
16 it is private property. Let it go into the storm sewer
17 and that's fine.

18 MR. RUSHES: In other words, run on the concrete?

19 MR. SCHMITZER: I'd be open to that as
20 long as you can show me -- I see catch basins but I don't know --

1 MR. RUSHES: Okay. All right.

2 MR. SCHMITZER: -- the size of the pipes

3 that are connecting them. If you could give me some of

4 that information and how far down those pipes are

5 relative to the rim so I can kind of look and see how

6 things are flowing. I can take a look at that and if I'm

7 comfortable, I can say yes, allow it to splash.

8 But just note that when you come in for the final

9 review for a permit, you might have to pipe those into

10 the catch basin and that's typical. And if there's any

11 other utilities out there that you might encounter. If

12 you were doing that, we'd like to know where those are.

13 I don't think you have any sanitary or water service back

14 there electric, so if you could just write that "no

15 utilities" in the area.

16 And if the Planning Commission okays it this

17 evening, I would just need one final set of plans to come

18 into my office to my attention, the Engineering

19 Department, so we can review that for final permit

20 approval. Building Department would also need their own

21 separate prints but I would need one set for me.

1 MR. RUSHES: With the elevations on there
2 that you requested.

3 MR. SCHMITZER: Yes, yes. All the
4 information that I just discussed on there.

5 MR. REGIS: Can they be general
6 elevations?

7 MR. WILLEY: Would you identify yourself?

8 MR. REGIS: Don Regis, Premier Asphalt.
9 The elevations. Can we just have general elevations?
10 Say, make the catch basin 100 and then show the elevation
11 of the building?

12 MR. SCHMITZER: Absolutely. As long as
13 they're all relative to each other. If the main building
14 elevation is 100 and the barn is 101, that's relative.
15 That's fine.

16 MR. REGIS: That's what we'll do.

17 MR. WILLEY: Any questions? Mr. Jordan?

18 MR. JORDAN: You're aware there's a
19 permitting process in the City, right?

20 MR. RUSHES: Yes.

1 MR. JORDAN: These gentlemen are
2 contractors for the City and are aware that they need to
3 file for a Building Permit. We need a full set of
4 building plans in order to process it. Thank you.

5 MR. WILLEY: Anyone on the Commission?

6 MR. MILLER: You stated that there was no
7 electricity in the building, just strictly storage.

8 MR. RUSHES: No electricity, no water,
9 nothing.

10 MR. WILLEY: So you're going to store
11 aggregates in there, right?

12 MR. RUSHES: No. Well, if you want, sands
13 and bags of sand. Yes.

14 MR. WILLEY: So you don't need lights in
15 there for the evening or winter?

16 MR. RUSHES: No.

17 MR. WILLEY: Do I have a motion to approve
18 requested with the permission of City Hall required
19 drawings to the Engineering and to the Building

1 Department?

2 MR. D'AGOSTINO: So moved.

3 MR. STEFANIK: Second.

4 MR. WILLEY: Please, call the roll.

5 MS. BROESTL: Cheryl Hannan.

6 MS. HANNAN: Yes.

7 MS. BROESTL: Tim Miller.

8 MR. MILLER: Yes.

9 MS. BROESTL: Vince D'Agostino.

10 MR. D'AGOSTINO: Yes.

11 MS. BROESTL: Mayor Stefanik.

12 MR. STEFANIK: Yes.

13 MS. BROESTL: Don Willey.

14 MR. WILLEY: Yes. Gentlemen, thank you

15 for coming. Anything under miscellaneous? Motion to

16 adjourn?

17 MR. MILLER: So moved.

18 MR. STEFANIK: Second.

19 MR. WILLEY: Please, call the roll.

1 MS. BROESTL: Vince D'Agostino.

2 MR. D'AGOSTINO: Yes.

3 MS. BROESTL: Tim Miller.

4 MR. MILLER: Yes.

5 MS. BROESTL: Mayor Stefanik.

6 MR. STEFANIK: Yes.

7 MS. BROESTL: Don Willey.

8 MR. WILLEY: Yes.

9 MS. BROESTL: Cheryl Hannan.

10 MS. HANNAN: Yes.

11 (Meeting adjourned at 7:18 p.m.)

1 CERTIFICATE

2

3

4 I, Paul S. Lee, a Stenographic Reporter, do

5 hereby certify that I wrote the foregoing audio-recorded

6 proceedings in their entirety in Stenotype, which was

7 subsequently transcribed into typewriting by means of

8 computer-aided transcription under my direction; and that

9 the foregoing transcript of Proceedings is a true and

10 correct transcript of my Stenotype notes.

11

12

13 Signed this 11th day of October, 2012.

14 Paul S. Lee

15 Mizanin Reporting Service, Inc.

16 5755 Granger Road

17 Suite 360

18 Independence, Ohio 44131

19 _____

20

21

Approved: _____

Date: _____

Attest: _____