

The North Royalton **Planning Commission** met in the Council Chambers, 13834 Ridge Road to hold a **Public Hearing**, on **Wednesday, June 15, 2011**. The meeting was called to order by Victor Bull at 7:04 P.M.

Victor Bull: Good evening everybody and welcome to the Public Hearing portion of the North Royalton Planning Commission meeting for Wednesday, June 15, 2011. Mrs. Broestl, please call the roll.

Present: Mayor Stefanik, Mike McCarthy,  
Victor Bull, Building Commissioner Rito Alvarez,  
City Engineer Mark Schmitzer, Donna Vozar,  
Secretary Julie Broestl

Victor Bull: Motion to excuse Tony Sandora and Don Willey for cause.

Moved by Mayor Stefanik, seconded by Mike McCarthy, **to excuse Tony Sandora and Don Willey for cause.**

Victor Bull: Mrs. Broestl, please call the roll.

Victor Bull:                Yes  
Mayor Stefanik:        Yes  
Mike McCarthy:        Yes

**Yeas: three – Nays – none.**

**Motion Carried (3-0)**

Victor Bull: Would you please stand and join me for the opening ceremony, the Pledge of Allegiance to the flag of our Country.

The Pledge of Allegiance was recited by all.

### **Public Hearing**

**Global Signal Acquisitions/North Royalton School District**, 14709 Ridge Road, PNN: 487-05-011, Public Facility Zoned. **Site Plan Approval to relocate this existing cell tower on the same parcel.**

Victor Bull: The applicant is here, if you would come to the mic and state your name and address for the record and tell us what you would.

Greg Thompson approached the microphone

Mr. Thompson: My name is Greg Thompson and I am here tonight on behalf of Global Acquisitions. Tonight we are asking Planning Commission for site plan approval for the relocation of the existing cell tower located at the high school football field.

Jim Presot approached the microphone.

Mr. Presot: I'm Jim Presot, Assistant Superintendant of the North Royalton City Schools. 6579 Royalton road. We are here on behalf of the school district in support of the relocation of the cell tower. As you know, with the renovation of our stadium project we had removed the cell tower, and we did approach Planning Commission about doing a COW, cell tower of wheels, for a temporary one with the intention of coming here down the line for a relocation of the tower. That is what we are here for tonight.

Victor Bull: Thank you.

Mr. Thompson: Just to add onto that. We have been working very closely with Global Signal/Crown Castle, the parent company, with the North Royalton Board of Education. Working on the location and how to do this so that we are complying with the City Ordinances with regard to Zoning. Also, putting it in a location where it works best for the Board of Education and the football facility so that they make the best use of that land. I brought some updated plans today that included the landscaping design. The plans that I'm going to distribute here in a second don't address one of the items the engineer brought up regarding the drainage ditch which will be addressed pending approval to the final plans submitted to the Building Department for a building permit. Questions we have to address tonight through the different reports, there was an issue regarding the tower height. As of right now we are relocating the existing tower, or what was the existing tower, to the new location at 161'7". Right now that satisfies the location of Sprint on that tower. What Global Signal has proposed here is to allow that tower to be up to 193' to propose for future collocation down the road. That could be handled one of two ways by the Planning Commission. Preferably, we would like to just go ahead and have the ability to do that, which saves time down the road. If I am interpreting your Ordinance correctly, than collocating would just be an administrative review,

plan approval, and then would not have to come back here to raise the height of the tower. Within the Ordinance for a Public Facility District, the cell tower is a permitted use as a conditional use up to 200-feet. So, even at 193-feet the proposed cell tower is still under what the district permits. We realize we are going to the BZA on June 27<sup>th</sup> requesting a setback variance from the 350-foot district lot lines setback, because this is a Public Facility zoned parcel, pretty much any lot line is going to be a district lot line. We need relief from that, from that setback requirement. We would like to ask tonight if we could possibly get some type of conditional or provisional approval from the Planning Commission pending what the BZA determination is, so that we can keep this project moving. There is an emergency on the part of the Board of education for getting the stadium done. Crown Castle would like to keep moving or Global Signal, I apologize, like to keep moving along with this project as well.

Victor Bull: Thank you. Just procedurally, you should know that this is the Public Hearing portion of it and the issues that you brought up will be referred to the regular order of business, at which point the City Engineer and Building Commission would have a chance to comment, and will discuss those issues at that point. What I would ask is if there is anyone in the audience that has any comments to be made at this point on this issue during the Public Hearing portion of this meeting? Please come forward and state your name and address and your issues or concerns. I see none. Then I will make a motion to move this issue to the regular order of business.

Moved by Mayor Stefanik, seconded by Mike McCarthy, **to move Global Signal/North Royalton School District to the regular order of business.**

Victor Bull: It has been moved and seconded to move this issue to the regular order of business. Mrs. Broestl, please call the roll.

Mike McCarthy:       Yes  
Victor Bull:            Yes  
Mayor Stefanik:        Yes

**Yeas-all. Nays-none.  
Motion carried. (3-0)**

Victor Bull: I call for a motion to adjourn the Public Hearing.

Moved by Mike McCarthy, seconded by Mayor Stefanik, **to adjourn the Public Hearing.**

Victor Bull: It has been moved and seconded that we adjourn the Public Hearing. Mrs. Broestl, please call the roll.

Mayor Stefanik: Yes

Mike McCarthy: Yes

Victor Bull: Yes

**Yeas – all. Nays – none.**

**Motion carried. (3-0)**

Victor Bull: We are adjourned.

**The Planning Commission Public Hearing was adjourned at 7:11 P.M.**

The North Royalton **Planning Commission** met in the Council Chambers, 13834 Ridge Road to hold a **Regular Meeting**, on **Wednesday, June 15, 2011**. The meeting was called to order by Victor Bull at 7:12 P.M.

Victor Bull: I would now like to call to order the regular meeting of the North Royalton Planning Commission meeting to order. Mrs. Broestl, please call the roll.

Present: Mayor Stefanik, Mike McCarthy,  
Victor Bull, Building Commissioner Rito Alvarez,  
City Engineer Mark Schmitzer, Donna Vozar,  
Secretary Julie Broestl

Victor Bull: I would ask for a motion to excuse Chairman Sandora and Don Willey for cause.

Moved by Mike McCarthy, seconded by Mayor Stefanik, **to excuse Tony Sandora and Don Willey for cause.**

Victor Bull: It has been moved and seconded to excuse Don Willey and Tony Sandora for cause. Mrs. Broestl, please call the roll.

Victor Bull:               Yes  
Mayor Stefanik:        Yes  
Mike McCarthy:        Yes

**Yeas: three – Nays – none.**

**Motion Carried (3-0)**

Victor Bull: We are not going to be able to act on the minutes of the last meeting tonight. That will be deferred until our next meeting in July.

### **Old Business**

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

Julie Broestl: This is tabled. We need a motion and a second to remove from the table.

Moved by Mike McCarthy, seconded by Mayor Stefanik, to **remove Woodcroft Glen from the table.**

Victor Bull: It has been moved and seconded to remove Woodcroft Glen from the table for discussion. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes

Mayor Stefanik: Yes

Victor Bull: Yes

**Yeas – all. Nays – none.**

**Motion carried. (3-0)**

Victor Bull: If the applicant would come up and state your name and address for the record.

Richard Porter approached the microphone.

Mr. Porter: Richard Porter with Gross Builders, 14300 Ridge Road, North Royalton. I would like to ask for a 120-days extension for Woodcroft Glen Phase II Final Plat Approval. We worked with the City Engineer and we believe we went through everything that we need to with him. We are just looking to have this tabled for another 120-days.

Victor Bull: Thank you. City Engineer any comment?

Mark Schmitzer: Thank you. Yes, we did meet with Gross Builders and went through some of the items that were discussed at the last meeting and we are both in agreement that permits that were in question, work to be done, because of these permits, etc., are all in place. Everything is all lined up. Things that were supposed to be done were done. The applicant is just asking for a 120-day extension based on the economy, and I would recommend to this committee to grant that extension to Gross Builders.

Victor Bull: Thank you. Building Commissioner?

Rito Alvarez: Mr. Chairman, no comment.

Victor Bull: Thank you. Any members of the commission?

Mayor Stefanik: Mr. Chairman.

Victor Bull: Mayor.

Mayor Stefanik: I would agree with the City Engineer that Gross Builders have always been pretty easy to work with and whenever we have issues with them they respond quickly to the City Engineer and to the Building Department. They always seem to do exactly what they need to do to get the project finished. Hopefully, if the economy turns around this year, we will see some more building over there. We would love to see that.

Richard Porter: We would love to see that too.

Mayor Stefanik: Thank you Mr. Chairman.

Victor Bull: Thank you Mr. Mayor. I would request a motion for a 120-day extension on Woodcroft Glen.

Moved by Mike McCarthy, seconded by Mayor Stefanik, **to grant a 120-day extension for Woodcroft Glen.**

Victor Bull: It has been moved and seconded to have a 120-day extension for Woodcroft Glen. Mrs. Broestl, please call the roll.

Mayor Stefanik: Yes

Victor Bull: Yes

Mike McCarthy: Yes

**Yeas – all. Nays – none.**

**Motion carried. (3-0)**

Victor Bull: Thank you.

Richard Porter: Thank you. Have a good evening.

**Koch Properties, LTD./Royalton Supply Landscape Center, 11528 Royalton Road, PPN: 483-11-007 and 014. General Industrial Zoned. Site Plan Approval to locate and operate a Topsoil Shredding/Screening Machine.**

Julie Broestl: This is tabled. No action tonight. We will need a motion and a second to approve a 90-day extension.

Moved by Mike McCarthy, seconded by Mayor Stefanik, to **approve a 90-day extension for Koch Properties.**

Victor Bull: It has been moved and seconded to grant Koch Properties a 90-day extension. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes  
Mayor Stefanik: Yes  
Victor Bull: Yes

**Yeas – all. Nays – none.  
Motion carried. (3-0)**

**Zillich Interiors and George Glus, 11645 – 11755 State Road, Residential District Zoned. Sketch Plan Approval for proposed subdivision for Quarry Park.**

Julie Broestl: This is tabled. No action tonight. This also needs a 90-day extension.

Victor Bull: Motion to grant a 90-days extension to Zillich Interiors.

Moved by Mayor Stefanik, seconded by Mike McCarthy, to **grant a 90-day extension for Zillich Interiors.**

Victor Bull: It has been moved and seconded that we grant a 90-day extension to Zillich Interiors. Mrs. Broestl, please call the roll.

Victor Bull: Yes  
Mayor Stefanik: Yes  
Mike McCarthy: Yes

Yeas – all. Nays – none.

Motion carried. (3-0)

### **New Business**

**Global Signal Acquisitions/North Royalton School District, 14709 Ridge Road, PNN: 487-05-011, Public Facility Zoned. Site Plan Approval to relocate this existing cell tower on the same parcel.**

Victor Bull: Thank you. Can you come up and reintroduce yourself.

Greg Thompson approached the microphone

Mr. Thompson: Sorry about that. My first time in front of the North Royalton Planning Commission and wasn't sure of the process here.

Victor Bull: This is a tough crowd.

Mr. Thompson: Usually I have to jump in and get in as much as you can before anybody cuts you off. But, anyways, just to sum it up. We are here for the relocation of the cell tower at the high school football field. We believe that the plans that we have submitted are in the spirit of the Ordinance and would like site plan approval tonight, if possible.

Victor Bull: Thank you. Mr. Presot, do you have anything you would like to add?

Jim Presot approached the microphone.

Mr. Presot: We are in support of this. We have had this cell tower on our property for a number of years. We utilize those funds for recreational purposes. This would be a benefit to the school district. Again, the location that we are talking about is just off of our Board of Ed Building. The usage would be very good for us in that particular location and we would like this plan to get approved, so we can move onto BZA and hopefully get those issues addressed as well.

Victor Bull: Thank you. To the City Engineer.

Mark Schmitzer: Thank you. As you mentioned in the Public Hearing portion, some of the items sounds like you will be addressing those, if this Commission grants approval and final plans are moving forward, which I don't see any reason why we couldn't move forward. The grading of the swale was the one concerned just showing the detail on there and making sure. We are very concerned about drainage anywhere in the City. We just want to make sure you show any details so that we know where it is, so that when we check it in the field you can say yes we had it done.

Mr. Thompson: I had a discussion today with one of the Engineers at Crown Castle regarding that. The plans we bought today are the third or fourth set of revised plans. The set that we will eventually apply for the permit will have that detail as required with the engineer's comment.

Mark Schmitzer: As well as the comment I had regarding the retaining wall.

Mr. Thompson: Yes. Actually, that is on this one. Somehow they figured that out before your comments.

Mark Schmitzer: I have nothing further.

Victor Bull: Thank you. The Building Commissioner.

Rito Alvarez: Mr. Chairman, as the applicant stated earlier, their will need a variance from our Zoning Code, Section 1290.03, pending getting the variance and pending the approval of the Commission, you would then bring the plans to the Building department for review by myself and the Engineer. No further comment.

Donna Vozar: Mr. Chairman, if Mr. Alvarez is done. Can I have the opportunity?

Victor Bull: Law Director.

Donna Vozar: Mr. Chairman and the Board members, I would strongly recommend that the Board table this until after the matter is heard before the Board of Zoning Appeals for numerous reasons. The most important of which is, this application as the applicant has indicated, is not just the relocation of the existing 161-foot monopole, but actually the 193. I think that factor will be very key to the BZA because of the setback. Obviously, the height of

the pole is very important regarding the setback. That was when the Code was enacted, it was to insure that if for any reason that that pole were to fall over that there is enough distance between the property lines. So, if the distance is 161 vs. 193, I think that will be something the BZA is going to have to look at and make their decision. So, rather than having this Board give an approval, it will have to be revisited depending on what happens at BZA. I would recommend it be tabled until after BZA gives their decision. Also, one of the reasons why I think it's important that it come before the Board is so that the other issues could be addressed tonight and be brought before the Board to get your input in the event there were any additional variances that would be required. It doesn't sound like there is any at this point as the members have indicated. My recommendation is that this be tabled until after the BZA issues their decision rather than a contingent approval.

Victor Bull: Thank you. Do any of the Board members have any comments? The one issue that I had heard brought up had to do with the utility roadway, which is currently shown as gravel on the plans. I wondered if you had any objections to making it **asphalt at this point. And could you state for the record that you would agree to that?**

Mr. Thompson: **Yes.** Global would agree to that. That is a very common request and they would agree to that.

Victor Bull: Thank you. It has been suggested by the Law Director that we table this issue. I would ask for a motion to table.

Moved by Mayor Stefanik, seconded by Mike McCarthy, to table **Global Signal Acquisitions/North Royalton School District pending BZA review.**

Victor Bull: It has been moved and seconded to table Global Signal Acquisitions/North Royalton School District pending BZA review. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes

Mayor Stefanik: Yes

Victor Bull: Yes

**Yeas – all. Nays – none.**

**Motion carried. (3-0)- Tabled**

Victor Bull: The issue is tabled. Thank you.

Julie Broestl: Mr. Chairman. Than you can come back to us on July 7<sup>th</sup>, right after you get approval from the BZA. That way you won't have much time difference.

Mayor Stefanik: July 6<sup>th</sup>

Donna Vozar: It is my understanding that this will meet all your time constraints that we obviously discussed by doing that way, correct?

Jim Presot: Our goal is to have the existing tower that is down now. We had it up prior to the start of the school year. Now, we will get the existing COW tower down, so that we are ready from there. That is up to them to meet that time line. I don't know what it does to them.

Mr. Thompson: We will be crunching it but we will make it happen somehow.

Victor Bull: Thank you gentlemen.

Thank you.

**Columbia Gas of Ohio**, 9940 Cedarwood Drive, PPN: 481-11-039, Residential District Zoned.  
**Site Plan Approval to extend 107-feet of plastic mainline pipe.**

Victor Bull: Is Columbia Gas represented here this evening? Please come forward and state your name and address for the record, and tell us what you would.

Amy Koncelik approached the microphone.

Ms. Koncelik : Amy Koncelik, for Columbia Gas of Ohio. 3101 North Ridge Road, East. Lorain, Ohio. I am here tonight seeking site plan approval to extend our facilities 107-feet to serve one residential customer at 9940 Cedarwood Drive.

Victor Bull: Thank you. City Engineer.

Mark Schmitzer: Thank you. Sound like a broken record every time when you guys come. No open cutting of the roadway. It appears that you will just be within the right of way, parallel to the road. Are you planning on open cutting, I mean just open excavation or boring?

Ms. Koncelik: I think that it is going to be bored. That's always something that we need to site to make sure that we are not going to hit any existing facilities. I think the plan is to bore it, and then to bore a long service line under to serve the customer at 9940.

Mark Schmitzer: Columbia, I believe you understand that there is a separate permit for the mainline and another permit for the house connection.

Ms. Koncelik: Yes. I believe the engineer that worked on this knows that.

Mark Schmitzer: Okay. That's all I have.

Victor Bull: Building Commissioner.

Rito Alvarez: No comment Mr. Chairman.

Victor Bull: Thank you. Anyone on the Board? I would request a motion to approve the site plan for Columbia Gas for 9940 Cedarwood Drive.

Moved by Mike McCarthy, seconded by Mayor Stefanik, to approve the site plan for Columbia Gas for 9940 Cedarwood Drive.

Victor Bull: It has been moved and seconded that we approve the Site plan for 9940 Cedarwood Drive. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes

Mayor Stefanik: Yes

Victor Bull: Yes

**Yeas – all. Nays – none.**

**Motion carried. (3-0)**

Victor Bull: Thank you. You are approved. Is there anything under miscellaneous this evening?  
I will call for a motion to adjourn.

Moved by Mayor Stefanik, seconded by Mike McCarthy, **to adjourn the Planning Commission meeting of June 15, 2011.**

Victor Bull: It has been moved and seconded to adjourn the Planning Commission meeting this evening.

Mayor Stefanik:	Yes
Victor Bull:	Yes
Mike McCarthy:	Yes

**Yeas – all. Nays – none.**  
**Motion carried. (3-0)**

Meeting adjourned at 7:44 P.M.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_