

The North Royalton Planning Commission Caucus was held on Wednesday, March 3, 2010, and started at 7:03 P.M.

Present: Chairman Tony Sandora, Councilman Don Willey, Victor Bull, Michael McCarthy, City Engineer Mark Schmitzer, Building Commissioner Rito Alvarez, Law Director Tom Kelly, Community Developer Tom Jordan, Secretary Julie Broestl

Planning Commission Agenda Reviewed.

Regular Meeting

Call to order.

Roll call.

Opening Ceremony – Pledge of Allegiance.

Approval of minutes – I need a Motion and a second to approve the minutes of March 10, 2010. Roll call.

Old Business

*Woodcroft Glen, Ext. of Woodcroft Trace, Final Plat 2, tabled. No action.

New Business

A. Laszeray Technology/Campbell Construction, 12315 York Delta Drive, PPN: 483-06-020. General Industrial Zoned. **Site Plan Approval for Warehouse Addition.**

B. Dominion East Ohio, 9466 Ridge Road thru 9726 Ridge Road, R1-A Zoned. **Site Plan Approval to install a 2” gas main on Ridge Road addresses.**

C. Dominion East Ohio, Wallings Road from Broadview Heights to Lucille Heasley Field

Site Plan Approval to install a 4” gas main along Wallings Road.

D. Cleats/Tim Higdon, David Sabol Architect, 5267 Wallings Road, PPN: 488-08-017. Local Business Zoned. **Site Plan Approval for cover over existing outdoor patio.**

E. Bill Tompot/Tompot Landscaping, 16400 Bennett Road, PPN: 485-03-011. Local Business Zoned. **Site Plan Approval for additions to outdoor business.**

F. Frank and Theresa Popovich, 9973 Sprague Road, PPN: 481-09-015. General Business Zoned. **Site Plan Approval for parking lot addition for Sprague Road Tavern.**

Miscellaneous: Nothing under miscellaneous

Adjournment

Motion to adjourn. Second. Roll call.

Planning Commission Caucus adjourned at 7:20 P.M.

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road** on **Wednesday, March 10, 2010** to **conduct a Regular Meeting. The Planning Commission Regular Meeting was called to order by Chairman Tony Sandora at 7:30 P.M.**

Chairman Sandora: Good evening ladies and gentlemen, welcome to the North Royalton Planning Commission meeting for Wednesday, March 10, 2010.
Mrs. Broestl, please call the roll.

Present: Mayor Robert Stefanik, Chairman Tony Sandora, Councilman Don Willey, Mike McCarthy, Victor Bull, City Engineer Mark Schmitzer, Building Commissioner Rito Alvarez, Law Director Thomas Kelly, Secretary Julie Broestl.

Chairman Sandora: Please stand for the opening ceremony the Pledge of Allegiance.

The Pledge of Allegiance was recited by all.

Moved by Don Willey, seconded by Victor Bull, **to excuse Chairman Sandora from voting on the minutes of February 3, 2010.**

Chairman Sandora: It's been moved and seconded to excuse myself from voting on the minutes. Mrs. Broestl, please call the roll.

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

**Ayes - all Nays - none.
Motion carried. (4-0)**

Chairman Sandora: Can I have a motion to approve the Planning Commission minutes of February 3, 210.

Moved by Don Willey, seconded by Victor Bull, **to approve the minutes of February 3, 2010.**

Chairman Sandora: I have a motion to approve the Planning Commission minutes of February 3, 2010. Mrs. Broestl, please call the roll.

Victor Bull Yes.
Mayor Stefanik Yes.
Don Willey Yes.
Mike McCarthy Yes.

**Ayes - all. Nays - none.
Minutes approved. (4-0)**

Under Old Business:

Woodcroft Glen, Ext. of Woodcroft Trace, Final Plat 2, tabled. No action.

A. Laszeray Technology/Campbell Construction, 12315 York Delta Drive, PPN: 483-06-020. General Industrial Zoned. Site Plan Approval for Warehouse Addition.

Chairman Sandora: Thank you. Anyone here for Laszeray? Please give us your name and address and tell us what you would like to say. Before you do that sir, I'm sorry, anybody in the

audience that has a cell phone, please turn it off and try to refrain from talking amongst yourselves because it is very hard to hear up here. Thank you.

Mark Streb approached the microphone.

Mr. Streb: Mark Streb, from Campbell Construction, 1159 Blachleyville Road, Wooster Road, Wadsworth, Ohio. I'm here to represent Laszeray. They want to build a 150-foot warehouse addition on their existing facility.

Chairman Sandora: Okay. Is that it?

Mr. Streb: That's pretty much it.

Chairman Sandora: In a nutshell. Mr. Alvarez, do you have any questions or comments?

Rito Alvarez: Mr. Chairman, my only comment is that the contractors submit four sets of plans to the Building Department for review with respect to the Ohio Building Code. That's it.

Chairman Sandora: You are okay with everything then?

Rito Alvarez: Yes.

Chairman Sandora: Mr. Schmitzer?

Mark Schmitzer: Thank you Mr. Chairman. I have worked with Bill Campbell in some detail on this site addition to the existing Laszeray site. The plans as submitted met all of the City Code and the criteria for the Zoning and would recommend approval at this point.

Chairman Sandora: Okay. They answered all your questions and concerns, am I correct?

Mark Schmitzer: Correct. The one item that we will look at in detail at the final engineering review will be storm water management. We have a preliminary study submitted to us and it is in compliance, so once all the final plans are in our possession, I'm sure that the permits will be issued shortly there after.

Chairman Sandora: Thank you Mr. Schmitzer. Anyone on the Board have anything?

Councilman Willey: Yes Mr. Chairman.

Chairman Sandora: Mr. Willey.

Councilman Willey: Just one question. On where the parking lot is on the north side that will be inline with the proposed warehouse, I believe that there are nine parking spaces there, will you be requiring additional parking spaces at a point in the future?

Mr. Streb: Not right now.

Councilman Willey: Okay. Than I question Mr. Alvarez, if they do want to use that for parking, and it is a parking area but not striped though, on both sides?

Mr. Streb: No, just one side.

Councilman Willey: It looks like it will be adequate striped on the other side? It is not?

Mr. Streb: No. It would be real tight. Really, really tight.

Councilman Willey: Al right.

Chairman Sandora: Thanks Mr. Willey. The Fire Department has requested that you put one additional fire exit door at the east end of the proposed addition? That must be included in that.

So, you are area and agree to that for the record?

Mr. Streb: Yes.

Chairman Sandora: Anyone else have anything? Anybody in the audience have anything on Laszeray? Mr. Jordan?

Mr. Tom Jordan approached the microphone.

Mr. Jordan: Not to make the evening any longer but Laszeray is one of our largest employers in the City and we support their application and appreciate your quick approval. Thank you.

Chairman Sandora: Anyone else have anything to say? Can I have a motion to approve the site plan approval for a warehouse addition for Laszeray on the condition that the applicant meets all the requirements and conditions of the ARB and installs the second fire exit door.

Moved by Mayor Stefanik, seconded by Don Willey to approve the site plan for Laszeray on the condition that he applicant meets all the requirements and conditions of the ARB and installs the second fire exit door.

Chairman Sandora: Mrs., Broestl, please call the roll.

Don Willey: Yes

Victor Bull Yes

Mike McCarthy: Yes

Mayor Stefanik Yes

Chairman Sandora: Yes.

Ayes - all. Nays - none.

Motion approved. (5-0)

Chairman Sandora: You are approved. Good luck sir.

**Dominion East Ohio, 9466 Ridge Road thru 9726 Ridge Road, R-A Zoning.
Site Plan Approval to install a 2" gas main on Ridge Road addresses.**

Chairman Sandora: Is the representative here from Dominion? Step up please and tell us what you would like to do. Give us your name and your address.

Mr. Dave Croft approached the microphone.

Mr. Croft: My name is Dave Croft. I work for Dominion East Ohio, 420 Springside Drive in Akron. We also service the Cleveland area out of that office, which is this area. our proposed lay is to go up the west side of Ridge Road from 9466 to 9726 Ridge, on the west side by directional boring. Basically, reaching from a well up to our TPL line, which will feed us gas through that system. It will be a high pressure gas main, steel. That's it basically in a nutshell.

Chairman Sandora: Okay. Mr. Schmitzer?

Mark Schmitzer: Thank you Mr. Chairman. The plans as submitted are in compliance with what we have seen and what we have required from Dominion in the past. Just make the applicant aware that full time inspections while working in this City right-of-way is required. Other than that I have no other comments.

Chairman Sandora: Will there be any open cutting of the road in any places?

Mark Schmitzer No we will not allow any open cutting of the road. It will all be boring, I believe there will be one or two bore pits, which are shown on the plans that will be restored to the City's satisfaction.

Chairman Sandora: And just for the record you will agree to that?

Mr. Croft: Absolutely.

Chairman Sandora: Thank you. Mr. Alvarez do you have anything?

Mr. Alvarez: I have no comments, Mr. Chairman.

Chairman Sandora: Anyone on the Board or in the audience have anything to say?
Do I have a motion and a second to approve Dominion East Ohio gas line?

Moved by Don Willey, seconded by Victor Bull, to approve the **Dominion East Ohio, 9466 Ridge Road thru 9726 Ridge Road, R-A Zoning. Site Plan to install a 2" gas main on Ridge Road addresses.**

Chairman Sandora: There is a motion and a second. Mrs. Broestl, please call the roll.

Victor Bull: Yes
Mike McCarthy: Yes
Don Willey: Yes
Mayor Stefanik: Yes.
Chairman Sandora: Yes.

**Ayes - all. Nays - none.
Motion approved. (5-0)**

Dominion East Ohio, Wallings Road from Broadview Heights to Lucille Heasley Field Site Plan Approval to install a 4" gas main along Wallings Road.

Chairman Sandora: The applicant is still here. Again, for the record, could you please state your name for the record.

Mr. Croft: Dave Croft and I work with Dominion East Ohio Gas. Our plan is to basically directional bore 4" plastic line running from the boarder line of Broadview Heights to North Royalton's Lucille Heasley Field. We will be boring on both sides of the road, parallel with the road and trying to avoid other utilities. Directional boring will be about 5000 foot lay and we would have pits every 500 or so feet installed. And it is understood that we would need inspections on site as well.

Chairman Sandora: Thank you. Mr. Schmitzer, do you have anything on this?

Mark Schmitzer: Mr. Chairman. This project is actually an addition to what we have already seen here at Planning Commission. Originally, the gas line came from the Heasley Field east to the TPL for Dominion. They have now expanded this to the city boarder on the east side. The plans are in compliance with those plans and with the Dominion plans we have seen submitted, and as presented just previously, I have no comments. No open road borings. And boring pits will be restored as the applicant has indicated.

Chairman Sandora: Again, just for the record, there will be no opening cut in the street?

Mark Schmitzer; There is nothing shown on the plans.

Chairman Sandora: You agree to that.

Mr. Croft: Absolutely.

Chairman Sandora: Mr. Alvarez, do you have anything to say.

Rito Alvarez: Mr. Chairman, I have no comments.

Chairman Sandora: Anyone else on the Board have anything to say? Anyone in the audience?
I need a motion to approve the 4" gas line for Wallings Road for Dominion East Ohio.

Moved by Victor Bull, seconded by Don Willey, to approve **Dominion East Ohio site plans, on Wallings Road from Broadview Heights to Lucille Heasley Field to install a 4" gas main along Wallings Road.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl please call the roll.

Mike McCarthy:	Yes.
Mayor Stefanik:	Yes.
Victor Bull:	Yes.
Don Willey:	Yes.
Chairman Sandora:	Yes.

Ayes - all. Nays - none.

Motion approved. (5-0)

Cleats/Tim Higdon, David Sabol Architect, 5267 Wallings Road, PPN: 488-08-017, Local Business Zoning. Site Plan Approval for a roof cover existing outdoor patio.

Chairman Sandora: Is the representative? Step up please and tell us what you would like to do. Give us your name and your address.

Mr. David Sabol approached the microphone.

Mr. Sabol: David Sabol, I am the architect for Cleats. 10065 Echo Hill Drive, Brecksville, Ohio 44141. We would like to construct a roof over an exterior patio. The size of the roof will be 18-feet x 40-feet.

Chairman Sandora: Okay. Mr. Schmitzer?

Mark Schmitzer: Thank you Mr. Chairman. Our concerns regarding this proposed roof is that drainage shall flow to existing gutter downspouts storm drainage system. "Daylight" draining is not permitted.

Chairman Sandora: Thank you Mr. Schmitzer. Mr. Alvarez do you have any comments regarding this?

Rito Alvarez: Thank you Mr. Chairman. Just as the City Engineer stated, all roof downspouts shall drain into a separate storm sewer system as stated in the OPC Section 1101.2. Upon approval, submit four complete sets of plans to the Building Department for plan review. Thank you.

Chairman Sandora: Anyone else?

Don Willey: Mr. Chairman.

Chairman Sandora: Mr. Willey.

Don Willey: I know that people go out on that patio to smoke. With this roof over head couldn't this be a problem involving a fire situation with that roof if it is wood?

David Sabol: No. There will be no smoking out on that patio.

Fire Department: Planning Commission Report raised this issue: Fire Department request all exposed wood framing members of the structure be fire resistant materials or fire treated after construction. Fire Department also request some material other than vinyl siding be used which is combustible in nature. Landscaping materials could possibly be ignited by a cigarette and spread to the siding materials.

Chairman Sandora: Anyone else on the Board? Anyone in the audience wishing to speak on this? I need a motion to approve the site plan for the roof over the outdoor patio.

Moved by Don Willey, seconded by Victor Bull to approve the site plan for Cleats, 5267 Wallings Road, roof over existing outdoor patio.

Chairman Sandora: I have a motion and a second. Mrs. Broestl, please call the roll.

Mike McCarthy:	Yes.
Mayor Stefanik:	Yes.
Victor Bull:	Yes.
Don Willey:	Yes.
Chairman Sandora:	Yes.

**Ayes - all. Nays - none.
Motion approved. (5-0)**

The flash drive was at its end, which I didn't know that Brenda had more than 24 meetings on it, so the rest of the minutes are by my notes that I took during the meeting. Next meeting will have a new flash drive.

Bill Tompot / Tompot Landscaping, 16400 Bennett Road, 485-03-011. Local Business Zoned. Site Plan approval for additions to outdoor business.

Chairman Sandora: Is the applicant here?

Bill Tompot approached the microphone.

Mr. Tompot: Bill Tompot, Tompot Landscaping, 16400 Bennett Road.

Chairman Sandora: Tell us what you would like to do.

Mr. Tompot: I'm adding two hoop houses to the grounds to keep materials inside so it will be kept dry from the elements. They will be 30' x 30' x 15' high hoop houses and mounted on 4-foot high blocks. I'm installing rain collection barrels to collect runoff from both hoop houses. I'm adding new storage bins for mulch, materials, and stones. I also would like to have a new sign and flagpole. I missed the ARB meeting on Monday. I got my times mixed up. But I will be going back on the 22nd.

Chairman Sandora: Mr. Schmitzer?

Mark Schmitzer: Thank you Mr. Chairman. Mr. Tompot, all the rain barrels that are being placed by the hoop houses are going to catch the run off from the rain water. Will the water than be placed in the nearest storm sewer?

Mr. Tompot: No. I will use that rain water to water plants around the property.

Chairman Sandora: Mr. Alvarez.

Rito Alvarez: Thank you Mr. Chairman. Once approved for the hoop houses, you are to submit four complete sets of plans to the Building Department for plan review according to the Ohio Building Code. Thank you.

Chairman Sandora: Anyone else on the Board wishing to speak? Anyone from the audience? Okay. I need a motion to approve the site plan for additions to the outdoor landscaping business.

Moved by Don Willey, seconded by Victor Bull to approve the site plan for the stated additions to the outdoor business.

Chairman Sandora: I have a motion and a second. Mrs. Broestl please call the roll,

Mike McCarthy: Yes.
Mayor Stefanik: Yes.
Victor Bull: Yes.
Don Willey: Yes.
Chairman Sandora: Yes.

Ayes - all. Nays - none.

Motion approved. (5-0)

Frank and Theresa Popovich, 9973 Sprague Road, PPN: 481-09-015. General Business Zoned. Site Plan Approval for parking lot addition for Sprague Road Tavern.

Chairman Sandora: Is the applicant here?

Mr. and Mrs. Popovich approached the microphone.

Chairman Sandora: State your name and address for the record please.

Frank Popovich: Frank and Theresa, 10025 Delsy Drive, North Royalton. Our property is on the corner on Sprague and York Road. We purchased the house on Sprague Road and we would like to turn the house into a small business property and for parking over flow.

Chairman Sandora: The Engineering Department and Building Department have many comments. there is a big drop off, about 14" or so back there. You may need to use a retention wall. Mr. Alvarez?

Rito Alvarez: I have six comments on the report that I know you probably received in the mail. I think that the plan should be revised and resubmitted. There are issues with parking spaces needed for handicapped per Ohio Building Code. There needs to be a minimum required parking spaces. There is landscaping for all off-street parking areas, that needs to be addressed. A lighting system shall be installed on all off-street parking areas also.

Chairman Sandora: I'm sure that the Engineering Department and Building Department can sit down with you and go over all the issues that need to be addressed. You bought a residential home and now it has to be brought up to Code. It would be a good idea to sit down with Rito and Tom Jordan and then go to an architect.

Mayor Stefanik: The Building Department and our Economic Developer can walk you through this and maybe skip the middle man. I also know you can apply for County funding.

Frank Popovich: The Fire Department at first wanted to knock down the house. It would have been cheaper and we could then pave the area. If I knock down the house there will be no buffer for other homes.

Chairman Sandora: Sit down and work it through and it will save you a lot of time.

Frank Popovich: I know that there is a parking problem and people park in the neighbor's yard.

Chairman Sandora: You are going to have to figure out the number of parking spaces. We should table this tonight and get it straight. Can I get a motion to table.

Moved by Don Willey, seconded by Mayor Stefanik to table Frank and Theresa Popovich, 9973 Sprague Road, Sprague Road Tavern until further information is gathered.

Chairman Sandora: I have a motion to table. Mrs. Broestl please call the roll.

