

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, July 1, 2013**. The meeting was called to order by Chair Cheryl Hannan at 7:03 pm.

Present: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Ray Priest, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky, Law Director Tom Kelly, Secretary Julie Broestl.

Pledge of Allegiance was recited by all.

Cheryl Hannan: Is there any nominations for Chair?

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, to nominate Cheryl Hannan for Chairwoman of the Planning Commission.

Cheryl Hannan: Nominations are closed. Roll call please.

Roll Call:

Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes
Ray Priest: Yes
Cheryl Hannan: Yes

Ayes – all. Nays – none.

Motion carried. (5-0) - Cheryl Hannan is Chairwoman for 2013 Planning Commission

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik, to nominate Tim Miller for Vice-Chairman of the Planning Commission.

Cheryl Hannan: Nominations are closed. Roll call please.

Roll Call:

Cheryl Hannan: Yes
Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes
Ray Priest: Yes

Ayes – all. Nays – none.

Motion carried. (5-0) - Tim Miller is Vice-Chairman for 2013 Planning Commission

Public Hearing

Royal Redeemer Lutheran School/Mobilease Modular Space, 11680 Royalton Road,
PPN: 483-09-001. Public Facility Zoned. **Approval for a modular classroom**

Cheryl Hannan: If the applicant can approach the microphone and give us your name and address.

Heidi Malone: Heidi Malone, School Principal, 11680 Royalton Road.

Brian McGlone: Brian McGlone, with Mobilease Modular Space, 360 Wyncroft Court, Pataskala, Ohio.

Cheryl Hannan: Thank you. Go ahead with your presentation.

Heidi Malone: What we are proposing is a modular space unit that we would locate off the back of the school. We are receiving an increase in our enrollment and we are looking for creative solutions for additional space. We are looking to add on an 860-square foot space off the back of our school for small group instruction which would include reading and math intervention. We would like to start this project and have it ready for fall when school starts.

Brian McGlone: The unit will be located on the west side of the facility. It will not be able to be seen from Royalton or Abbey Road. It's going to be tucked inside. It's going to meet all City Codes. The aesthetics of the building is T-1-11 but is painted to match the school building. Like most modular, it sits 30-inches high and has normal deck step entranceway and egress step to grade out the back. This is a lease agreement, a temporary building, with a two year lease.

Heidi Malone: Just to add, this isn't an addition that we are looking to expand upon from here, it is somewhat cost prohibited for us to consider doing additional space at this time and in the future, so we are only looking for this one additional classroom at this time.

Cheryl Hannan: Thank you. Is there anyone else wishing to speak on this issue? I need a motion and a second to move this to the regular order of business.

Moved by Tim Miller, seconded by Larry Antoskiewicz, to move **Royal Redeemer Lutheran School/Mobilease Modular Space to the regular order of business.**

Cheryl Hannan: Call the roll.

Roll Call:

Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes
Ray Priest: Yes
Cheryl Hannan: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Sal and Lia Consiglio, 14129 State Road, PPN: 487-10-006. Town Center District Zoned.
Site plan approval of a new professional building

Cheryl Hannan: Is the applicant here tonight?

Dan Kulchytsky: Madam Chair, if I may. The architect who is the applicant for this job, contacted my today and forwarded an e-mail to me requesting that this be tabled until the next Planning Commission meeting in order for them to compile their engineering documents.

Cheryl Hannan: Okay. Do I have a motion and a second to move this applicant to the regular order of business.

Tom Kelly: Madam Chair, before you take that vote. If there is anyone in the audience that wishes to be heard on this application they may speak at this time.

Cheryl Hannan: Yes. Is there anyone wishing to speak on this issue? Okay, I need a motion to move.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, to move **Sal and Lia Consiglio to the Regular Order of business.**

Roll call:

Larry Antoskiewicz: Yes
Tim Miller: Yes
Ray Priest: Yes
Cheryl Hannan: Yes
Mayor Stefanik: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

**PrideOne Construction/Doug Loehr, Worthington Way Subdivision, Residential Districts.
Revision to original approval of the Planning Commission.**

Cheryl Hannan: Is the applicant here?

Tom Kelly: Madam Chair. I hear that the applicant will not be in attendance tonight. Let's see a show of hands how many people are here for Worthington Way tonight? Okay, just about all of you. Madam Chair, members of the Commission and ladies and gentlemen; many years ago, the developer for Worthington Way came forward to the Planning Commission, the application called for and was approved for a contribution of land to be made for the community recreation experience in lieu of money to be paid to the City's Recreation Fund. Over the years that position has morphed, changed, and now we are at a position that homeowner associations, the City, and the applicant, are in agreement that the donation of land to the City is not the best way to go. Therefore, we have been in very serious discussions with the applicant seeking them to come forward and reverse their original application upon the approval of the Planning Commission. The idea is if they apply for the Planning Commission and City Council approve an amendment to their original application, then they will contribute money to the City's Recreation Fund in lieu of the donation of land. Thus far, we have a tentative agreement that the land will be donated to both homeowner associations and that is why we are here tonight. The applicant is not here tonight, and I can't speak to why that is, but we do have confidence that we are moving in the right direction. The application is now being held somewhat like a place holder. It will wait until the meeting where Mr. Loehr, or a representative can be here to make application to the planning Commission largely along the lines that I just described to you. Public Hearing notices have gone out on this subject. You are welcome to comment on this subject tonight if you like and your comments will be made in matter of record, and they will be here in record for the Planning Commission to consider at the next meeting. Very likely, there will be another Public Hearing and another round of notices will be sent to you. If you get the notice and you already made your comment, you need not come back and repeat those comments. The Commission will have heard you loudly and clearly the first time. Madam Chair, I don't know if I can explain this any better. Does everyone understand or have any questions? You have a Public Hearing Madam Chair.

Cheryl Hannan: Okay. Does anyone wish to be heard on the subject?

Matthew Meyrose approached the microphone.

Cheryl Hannan: Please state your name and address.

Matthew Meyrose: My name is Matthew Meyrose, 10686 Bentley Drive. I have some general questions and I don't know if you can help me or not. It was explained to us that this land was going to go back to the residents. I was curious about the maintenance and upkeep of the area. The Engineer told me that

the homeowners association would have to pay for the grass or lawn. Will there be receptacles for trash and when would the trash be picked up? Who is responsible for the clean up of trash? Will there be a play park? What else is going in the play park/common ground? Is there anymore details or are we going to have to wait until the next meeting?

Tom Kelly: Madam Chair. While this is not standard for a public hearing, we better take advantage of this. Mr. Meyrose, under the proposal that has been laid out and negotiated between the City, the developer and the homeowner association, there will be no park there. The whole purpose of this experience is to reverse the creation of limited public parks in places that are difficult to secure that are in close proximity of your homes. What the homeowner association's do jointly with their jointly owned property is a matter for the homeowner associations to determine. Did I answer your question?

Matthew Meyrose: Yes sir. Everyone else here good with that? (to the audience)
I'm not making fun of it, we just needed someone to explain this to us.

Tom Kelly: I understand. The confusion is understandable. Because for the longest time it was viewed and believed that it was going to be a public park there.

Matthew Meyrose: That's what we were told when we bought our houses there.

Tom Kelly: And as we come to discover, is that the homeowners don't want a public park because of the problems that public parks bring. Both homeowner association presidents are here and they said that they would rather the land be in their association's control. We are not there yet but that is where we are headed here.

Matthew Meyrose: I just wasn't sure if there was a plan to develop the area.

Tom Kelly: Well, again, that would be between the two homeowner associations.

Matthew Meyrose: Thank you sir.

Cheryl Hannan: Does anyone else wish to speak on the subject

Mayor Stefanik: Madam Chair. If I could ask a neighbor from the association to speak on this issue. Brian Roloff perhaps, if he could just step up here for one second.

Brian Roloff, 11013 Richland Drive, approached the microphone.

Mayor Stefanik: Brian, did you happen to speak to the association regarding the tax bill?

Brian Roloff: Yes. We turned it over to a law firm we have working on our behalf and we haven't heard anything back on that yet.

Mayor Stefanik: If you could just give me a call when you hear anything on that so that we know what we need to do with Pride One. We want to make sure you're not paying something you don't have to on that tax bill.

Brian Roloff: That tax bill is due on the 10th, and what we discussed is if we have to pay it we will, but we hope it doesn't come to that. But if it does we will pay it.

Cheryl Hannan: Do I have a motion and a second to move this to the regular order of business.

Moved by Tim Miller, seconded by Larry Antoskiewicz, to move Pride One Worthington Park to the regular order of business.

Roll call:

Tim Miller: Yes
Ray Priest: Yes
Cheryl Hannan: Yes
Mayor Stefanik: Yes
Larry Antoskiewicz: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Tom Kelly: Madam Chair. I think it would be only fair at this time to tell the audience that this issue will no longer be discussed any further tonight. During the regular order of business at that time this application will be tabled. They are welcome to leave at this time or they are welcome to stay.

Cheryl Hannan: Anything under miscellaneous?

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to adjourn the Public Hearing.**

Roll call:

Ray Priest: Yes
Cheryl Hannan: Yes
Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, July 1, 2013**. The meeting was called to order by Chair Cheryl Hannan at 7:24 pm.

Present: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Ray Priest, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky, Law Director Tom Kelly, Secretary Julie Broestl.

Moved by Mayor Stefanik, seconded by Tim Miller, **to excuse Ray Priest from voting on the Minutes of June 5, 2013.**

Roll call:

Cheryl Hannan: Yes
Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Moved by Tim Miller: Miller, seconded by Larry Antoskiewicz, **to approve the minutes of June 5, 2013.**

Roll call:

Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes
Cheryl Hannan: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Woodcroft Glen, Woodcroft Phase II Final Plat Approval. Tabled. No action.

Nagle/K and F Properties, 13000 Royalton Road. PPN: 483-07-001. Local Business Zoned. Site Plan Approval for expanding an outdoor patio.

Moved by Tim Miller, seconded by Larry Antoskiewicz, **to remove from the table.**

Roll call:

Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes
Cheryl Hannan: Yes
Ray Priest: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Cheryl Hannan: Can I have a motion and a second to approve an extension for 90 days.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to approve a 90 day extension for K and F Properties**

Roll call:

Larry Antoskiewicz: Yes
Tim Miller: Yes
Cheryl Hannan: Yes
Ray Priest: Yes
Mayor Stefanik: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Pierre Zanin, 13688 York Road, PPN: 483-15-024. General Industrial Zoned.

Site plan approval for three industrial buildings.

Moved by Tim Miller, seconded by Larry Antoskiewicz to **remove Pierre Zanin from the table.**

Roll call:

Cheryl Hannan: Yes
Ray Priest: Yes
Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Cheryl Hannan: Can I have a motion and a second to approve a 90-day extension.

Moved by Mayor Stefanik, seconded by Tim Miller, **to approve a 90-day extension for Pierre Zanin.**

Roll call:

Mayor Stefanik: Yes
Larry Antoskiewicz: Yes
Tim Miller: Yes
Cheryl Hannan: Yes
Ray Priest: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Royal Redeemer Lutheran School/Mobilease, 11680 Royalton Road, PPN: 483-09-001. Public Facility Zoned. Approval for a modular unit classroom.

Cheryl Hannan: If you would like to step forward. You have already gave your presentation. Is there anything that you would like to add to it?

Heidi Malone approached the microphone.

Heidi Malone: If it would helpful, we would like to address the comments to the engineer regarding the issues that he had on this and we would like to clarify.

Cheryl Hannan: We will hear from our engineering department.

Mark Schmitzer: Thank you. You did receive our commentary. If the Planning Commission does give you approval, before you are issued a permit there are issues that need to be addressed. There are sidewalks that are leading to the stairs leading up to the modular unit. We want to see grading, nothing to detailed. We need to see grading to the floor and we want to make sure of the drainage and that there will be no standing water. Need to see ADA compliant. We need to see general site utilities and more details of what is out there and make sure that you might not be building on top of another sewer and crushing that. Also, to see if you can tie into the existing system and roof drains must tie into on site. Make sure that what's disturbed is reseeded and strawed. Things like that. See landscaping issues to make sure that we don't have any problems down the road.

Brian McGlone: If we aren't changing the elevation on site, we're putting in below grade piers And the modular unit being set up 30-inches above grade. We are not changing any grade. The water will, in theory, run under the modular unit and out through the back. How do you suggest the best way to put it? I know when putting in a perimeter foundation system I know it's on a 6 to 10 slope from away from the building. We are building to the contours of the land. How do you actually want us to show that?

Mark Schmitzer: Our concern is that right now it's a grassy area there. Is there a roof system on this modular unit?

Brian McGlone: There will be.

Mark Schmitzer: That is what we want to make sure of that those are piped into the underground storm sewer. We don't want an icy overflow. Other than that, you say you are setting it on natural grade and will be level. Thank you for clarifying that. The sidewalks that lead to this unit, we want to make sure that in so many feet you have this much percentage, relative elevation from the building to the unit. We just want to make sure that it is ADA compliant.

Heidi Malone: There is drainage access right off the back of the building that we are planning to tie into. How do you want us to submit that information to you to get approval?

Mark Schmitzer: On one of these site plans, if you would blow it up a little, and show that this is the sidewalk at this percent and gradually another percent. Show the tie-in or piping that you will be tying into. This type of material, this size of material, shows that type of information. Show all of that on the plans that you will be submitting to the Building Department. I will let Dan clarify what he is in need of and then we will discuss this and issue you permits.

Heidi Malone: I also wanted to clarify that there will be no demolition with this project. I also looked for clarification on the Codified Ordinances and had a hard time locating that. 1426 is what I found on line and I'm not sure if there is something that I'm missing.

Mark Schmitzer: We specifically mention two Sections of the Code, 1481 and 1488. Bear with me for one second. Off the top of my head, I believe that those sections deal with storm water improvements. Based on your commentary, you said you will not be disturbing anything. Everything's runs down towards the detention basin. Once I get the application I will make a site visit out there to make sure of everything. If I see an issue when I'm out there I will address it at that time.

Cheryl Hannan: Thank you. To the Building Department.

Dan Kulchytsky: Thank you Madam Chair. Mr. McGlone is aware of the process of making application for permit for erection of the structure. He is well aware of the state requirements of application. Our only comment is that if this structure is to remain more than 24 months the applicant resubmits to the Planning Commission as well as Architectural Review Board to revisit this topic and perhaps revisit the exterior materials if this indeed intends to become a permanent structure after 24 months. I request the commission put that as a stipulation.

Brian McGlone: There is just one more on the list, number 5, storm water pollution prevention plan. What is required with this, more than just the downspouts and tie in?

Mark Schmitzer: That you are not disturbing the ground. You will when you're bringing stuff in, but just general concerns. Seeded within so many days. Just the basics. I'm not looking for anything like a detention basin. Just the basics.

Cheryl Hannan: Thank you. Mr. Law Director?

Tom Kelly: Madam Chair. I have no comments.

Cheryl Hannan: Any other comments or questions from the Commission? Ok, then could I have A motion and a second to approve this modular classroom subject to stipulation that if it last more than 24 months that they come back before the Planning Commission for approval.

Moved by Tim Miller, seconded by Larry Antoskiewicz, to **approve Royal Redeemer Lutheran modular classroom subject to the stipulation that if it is to remain longer than 24 months that they return before the Planning Commission for approval.**

Roll call:

Ray Priest:	Yes
Mayor Stefanik:	Yes
Larry Antoskiewicz:	Yes
Tim Miller:	Yes
Cheryl Hannan:	Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

**PrideOne Construction/Doug Loehr, Worthington Way Subdivision, Residential Districts.
Revision to original approval of the Planning Commission.**

Cheryl Hannan: We brought this back and are not going to take any action on it tonight.

Tom Kelly: Madam Chair. That is correct. I don't believe that the applicant has even made any formal application to the Board of any kind. Is that correct?

Dan Kulchytsky: Madam Chair. They did submit an application. We do have an application.

Tom Kelly: Oh, they did. Madam Chair. Taking no action, or tabling would be appropriate.

Cheryl Hannan: Okay. I need a motion and a second to table.

Moved by Tim Miller, seconded by Larry Antoskiewicz, **to table PrideOne.**

Roll call:

Larry Antoskiewicz: Yes

Tim Miller: Yes

Cheryl Hannan: Yes

Ray Priest: Yes

Mayor Stefanik: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

Dan Kulchytsky: Madam Chair. Clarification, is this a 90 day extension or a tabling?

Cheryl Hannan: Do we need to do a 90-day extension?

Tom Kelly: No. Since the application came in so recently, this could just be tabled.

Cheryl Hannan: I need a motion and a second to adjourn.

Moved by Tim Miller, seconded by Larry Antoskiewicz, **to adjourn the Planning Commission meeting.**

Roll call:

Larry Antoskiewicz: Yes

Tim Miller: Yes

Cheryl Hannan: Yes

Ray Priest: Yes

Mayor Stefanik: Yes

Ayes – all. Nays – none.

Motion carried. (5-0)

The Planning Commission meeting of July 1, 2013 adjourned at 7:47 pm

Approved: Cheryl Hannan, Chairman

Date: 8/4/2013

Attest: Julie Broestl, Secretary