

The North Royalton **Planning Commission** met in the **North Royalton Council Chambers on Wednesday, February 2, 2011**, to hold a **Public Hearing**. Vice-Chairman Don Willey called the meeting to order at 7:07 P.M.

Don Willey: Good evening. Please turn off your cell phones or put them on vibrate so that they don't ring during the meeting. I think that there are some folks out in the hallway. Well, there are three meetings; there is us, there is weight watchers, and there is AAA. Auto Club, safe driving course. It is now 7:07 P.M. Call the meeting to order. Please call the roll.

**Present: Mayor Stefanik, Don Willey,  
Victor Bull, Mike McCarthy, Law Director Tom Kelly,  
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,  
Secretary Julie Broestl**

Moved by Victor Bull, seconded by Don Willey, to **excuse Tony Sandora for cause.**

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

**Yeas – all. Nays – 0**

**Motion carried. (4-0) – Tony Sandora excused for excuse for cause.**

Don Willey: Please stand for the Pledge of Allegiance.

The Pledge was cited by all.

### **Public Hearing**

**Royalton Woods, 14277 State Road, PPN 487-10-003. Multi-Family Zoned.  
Site Plan Approval for a Canopy Over Back Entrance Walkway.**

Don Willey: Anyone here from Royalton Woods? Okay. Please come up and state your name and address and what you wish from this commission.

Kevin Potosak approached the microphone.

Mr. Potosak: My name is Kevin Potosak. I'm with Canvas Exchange, Inc. I am the contractor for the canopy that we will install on the back entrance of Royalton Woods.

Don Willey: Thank you sir. Anybody from the audience? Anyone from the commission? Okay. Motion to move to the regular order of business.

Moved by Victor Bull, seconded by Mayor Stefanik, to **move Royalton Woods to the regular order of business.**

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0)**

**North Royalton City School District, 6579 Royalton Road, PPN: 487-05-011. Public Facility Zoned. Site Plan Approval for the Proposed Phase II Renovations of the Serpentine Chevrolet Stadium/Gibson Field.**

Jim Presot approached the microphone.

Mr. Presot: I'm Jim Presot, Assistant Superintendent of the North Royalton City Schools, and I am here on their behalf for the renovation and site plan approval for our project.

Jeremy Hinte approached the microphone.

Mr. Hinte: I'm Jeremy Hinte with Behnke Associates. We are the landscaped architects and designers on the project representing the school district.

Don Willey: Thank you. Anyone from the audience have any input on the Public Hearing portion? No? Anyone from the commission? Motion to move this to the regular order of business.

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

Don Willey: Please call the roll.

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0)**

Don Willey: Anything under miscellaneous? Motion to adjourn.

Moved by Mayor Stefanik, seconded by Victor Bull, **to adjourn the Public Hearing.**

Don Willey: It has been moved and seconded. Call the roll.

Mike McCarthy: **Yes**

Don Willey: **Yes**

Victor Bull: **Yes**

Mayor Stefanik: **Yes**

**Yeas – all. Nays – none.**

**Motion carried. (4-0)**

**Public Hearing was adjourned at 7:10 P.M.**

The North Royalton **Planning Commission** met in the **North Royalton Council Chambers on Wednesday, February 2, 2011**, to hold a **Regular Meeting**. Vice-Chairman Don Willey called the meeting to order at 7:11 P.M.

**Present: Mayor Stefanik, Don Willey,  
Victor Bull, Mike McCarthy, Law Director Tom Kelly,  
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,  
Secretary Julie Broestl**

Don Willey: Motion to excuse Tony Sandora for cause.

Moved by Victor Bull, seconded by Mike McCarthy to excuse Tony Sandora for cause.

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

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

Julie Broestl: I need a motion and a second to excuse Mike McCarthy from voting on the minutes of January 19, 2011.

Moved by Don Willey, seconded by Mayor Stefanik, to **excuse Mike McCarthy from Voting on the minutes of January 19, 2011.**

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

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

Julie Broestl: I need a motion and a second to approve the minutes of January 19, 2011.

Moved by Mayor Stefanik, seconded by Victor Bull, to **approve the minutes of January 19, 2011.**

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

**Yeas – all. Nays – none.  
Minutes approved. (3-0)**

**Old Business**

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

**Ordinance No. 10-105** – An Ordinance accepting the dedication of 639 feet of Yorkshire Way and 175 feet of Butternut Lane in the Villas of Worthington Subdivision Phase 2B from Pride One York Royalton LLC, and declaring an emergency. **Tabled.**

**Ordinance No. 10-131** – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1220 Planning Commission, Section 1220.06 Matters to be Considered, by deleting Paragraph (d) Location of Utilities, and Declaring an Emergency. **Tabled.**

**North Royalton Animal Hospital – Dr. P. Adam Hechko/Paul Beegan Architect**, 9027 Ridge Road, PPN: 489-04-006, Local Business Zoned. **Site Plan Approval for Improvements and Building Addition. Tabled.**

Julie Broestl: I need a motion to remove North Royalton Animal Hospital from the table.

Moved by Don Willey, seconded by Victor Bull, **to remove North Royalton Animal Hospital from the table.**

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0) - Animal Hospital removed from the table**

Don Willey: Doctor, please come forward and state your name, address, and what you are here for.

Dr. Adam Hechko approached the microphone.

Dr. Hechko: Dr. Adam Hechko. 2711 Boston Road, Brecksville, Ohio.

Paul Beegan approached the microphone.

Mr. Beegan: Paul Beegan from Beegan Architectural Design. 1573 Madison Avenue, Lakewood.

Don Willey: Okay. Thank you. You have resubmitted a plan from the original plan, and assume tonight you are looking for the approval for this current plan, is that correct?

Dr. Hechko: Yes.

Don Willey: You have been to the Building and Zoning Board and they have given you variances on parking and side sets?

Dr. Hechko: Yes.

Don Willey: That's all been approved. Is there anything that you would like to add to these drawings, not physically, but an oversight into what your intentions are going to be?

Dr. Hechko: The facility that we have right now is very small. I started the practice five years ago and it has certainly been in the community for 50-years, and with time we've been gradually expanding and with the growth rate that we are having we've quickly outgrown the building that we are in right now. So, we are looking to expand it and to expand our services and add more doctors, and provide better service to the community.

Don Willey: Thank you. Anyone from the Board with any questions? Anyone from the audience? Mr. Schmitzer, what are your comments?

Mark Schmitzer: Umm...

Don Willey: One second. Yes sir?

Mr. Bob Lynch approached the microphone.

Mr. Lynch: My name is Bob Lynch, I represent Scott Sopota, who lives at 9039 Ridge Road. You asked if we had any questions and I didn't know whether you wanted to open it up.

Don Willey: Should, Okay. Go ahead.

Mr. Lynch: State your name please.

Mr. Sopota: Scott Sopota.

Mr. Lynch: And what is your address?

Mr. Sopota: 9039 Ridge.

Mr. Lynch: And how long have you lived there?

Mr. Sopota: Um, since 2003.

Mr. Lynch: Have you seen the plans that the North Royalton Animal Hospital submitted to the City to expand their building facility?

Mr. Sopota: Yes.

Mr. Lynch: And do you support the expansion of their facility?

Mr. Sopota: For the expansion, I oppose the exterior use.

Mr. Lynch: And why do you oppose the exterior use?

Mr. Sopota: Current noise issues. Exterior use by the Ordinances is not permitted under the new or old zoning.

Mr. Lynch: And do they have exterior use at the property now?

Mr. Sopota: Yes.

Mr. Lynch: What's there now?

Mr. Sopota: Some dog runs.

Mr. Lynch: Was that back there when you moved back in to the property?

Mr. Sopota: Yes it was.

Mr. Lynch: That's all the questions I have Mr. Chair for Mr. Sopota. At this time I do have some questions though for Dr. Hechko.

Tom Kelly: Mr. Chairman.

Don Willey: Yes sir.

Tom Kelly: Attorney Lynch may question the Board through you or may question Dr. Hechko through you but may not ask Dr. Hechko any questions directly.

Mr. Lynch: That's fine. Mr. Chair to Dr. Hechko, how long have the, or let me back up, the plans submitted to the City that we are here to talk about, do those plans show exterior use of the property or the facility?

Tom Kelly: Mr. Chairman.

Don Willey: Mr. Kelly.

Tom Kelly: Mr. Lynch, the plans speak for themselves, as you know. The plans show what they show. Presumably you have seen them.

Mr. Lynch: I have seen them.

Tom Kelly: Okay. If you have seen them then there is no reason to question Dr. Hechko or for that matter the commission on the question of what they demonstrate. They plainly demonstrate what appears on the drawing.

Mr. Lynch: Mr. Chair to Mr. Kelly, I was going in a foundational context, I guess. Mr. Chair to Dr. Hechko, what are the size of the outdoor runs currently at the property, or to the architect, Mr. Beegan. Whoever is in a better position to answer that question?

Tom Kelly: Again, Mr. Lynch, if it please the commission, Mr. Chair. Mr. Lynch, the plans show what they show. You know what they show. You've seen them. So, for you to be questioning either the applicant or the commission on information that is plainly already in front of you. If you have some objection to the application let us be clear on what that is. What is your client's objection?

Mr. Lynch: They are conducting the current, Mr. Chair, to Mr. Kelly, the City recently passed an Ordinance changing the definition of what is permitted use in a Local Business District to include animal hospitals, veterinary practices.

Tom Kelly: That's pretty close. Yes.

Mr. Lynch: Mr. Chair, Mr. Kelly, it also provides that the definition of the use and what is permitted in a Local Business District must be wholly enclosed within a building. The plans that the North Royalton Animal Hospital have submitted clearly show exterior use of the property in violation of the City's Ordinance. My questioning to the Dr. or to the architect was merely to listen to testimony that they currently have exterior use and the plans show expansion of that. So, if everyone is in agreement that what they have there currently and what they are showing in the plans are two different things and are a bigger scale then I really don't have any other questions. But from the plans it is not clear that exact dimensions of what they are going to develop verses what is currently on site.

Tom Kelly: Okay. Mr. Lynch, you are laying your ground work for your appeal to the common pleas court and we all understand that. Is there anything else you would like to say before the commission?

Mr. Lynch: If the plans show what the current dimensions are, I haven't seen that, Mr. Chair, Mr. Kelly, I don't see that in the drawings. It appears to show what they are proposing to do. What's the current dimensions that are on site right now in terms of the exterior usage? I think that's a key factor.

Tom Kelly: The real question, Mr. Lynch, was on the issue of the kennel and kenneling animals. And as far as I know, and of course Mr. Alvarez is not here tonight so I can't ask him, but as far as I know the existing kennel was not to be expanded. Now, I'm not certain that the plans demonstrate that the kennel was expanded. I know that there is a dog run that was described on the property, I don't know if that's the same thing. I don't think it is but for what it's worth the issue was kenneling the animals, if I remember correctly.

Mr. Lynch: Well, Mr. Chair, Mr. Kelly, I think the issue is the exterior use of the property. What they are proposing to do in the plans submitted is not only, from our view of it, is to expand their exterior use, these dog runs. They have them there now but the Ordinance says it has to be conducted wholly within an enclosed building and these runs are outdoor runs. So, any activity would not be wholly enclosed within a building.

Tom Kelly: All I can tell you Mr. Lynch is that, at least from the Building Commissioners point of view, as I understand it, the use that is proposed is consistent with his understanding of the Ordinance. I'm not going to be in a position tonight to debate that with you. I do think, from what I can see, that the plans are consistent with the intention of the counsel with regard to the modification of the permitted uses under that section and so long as the Dr. doesn't expand the kenneling issue if there is some other exterior use that's ancillary to and consistent with the intended use of that property I don't think that's going to be an impediment to this commission's consideration or for that matter persuasive in the negative.

Mr. Lynch: Mr. Chair, Mr. Kelly, the Ordinance says the use permitted in a Local Business District must be wholly enclosed within a building. The plans show something else. They show their intention to use exterior usage of the property. That is the whole point of my questioning is that what is there currently is not what's shown in the plans and you are looking at a far bigger scale in the plans. That is why I think it is a significant point.

Tom Kelly: Mr. Lynch, you have made that point now three times. We've heard it, I think the commission has heard it. The issue of whether the additional outdoor dog run is inconsistent with the Ordinance, or for that matter an expansion of a grandfathered pre-existing kennel use is matter for the courts to decide. Assuming the commission is considering some favorable action on this, and I think that they are, and if you should choose to appeal that then you know how to get there.

Mr. Lynch: Mr. Chair, Mr. Kelly, I understand that but I also think that the commission should understand that this is not just an issue for the courts this is an issue of the application of the City's Ordinances and an expansion of a nonconforming use from our opinion, but also what he is telling you he is going to do is expand the exterior outdoor usage contrary to the Ordinance. So, I think that the City has an obligation to enforce its ordinances and to follow what their current laws are. That is all we are asking.

Tom Kelly: The City, Mr. Lynch, thank you, will enforce its Ordinances as it sees those Ordinances in need of enforcement. Thank you for your advice.

Mr. Lynch: Well, I understand that Mr. Kelly, and I appreciate your advice about the appeal. I'm just trying to get to the point about the exterior usage.

Tom Kelly: You've made that point sir.

Mr. Lynch: Well, I don't know if there are any facts to it other than what's in the plans and the current dimensions of the exterior usage. So, Mr. Chair, I guess my question remains, can I ask Dr. Heckko questions about the exterior usage, or the architect, to get the dimensions that are currently on site so that we know what is there now verses what's shown in the plans.

Don Willey: Have you reviewed the plans?

Mr. Lynch: I have seen the plans.

Don Willey: Have you seen the initial plans? You know we had a meeting back a couple months ago and there were plans submitted based on that current use. The complainant who lives next store, I assume, knows what those are now. I believe, and I don't think I am speaking out of turn, the use of an outdoor run was consistent with the grandfathering of the original building and the original Code. Based on that City Council changed the Ordinance. This is an extension of the building and the facility to medical and there was, as far as I know and I can see, there is no additional expansion of the outdoor use. By the way, the complainant, this isn't relevant, but I understand he has a dog kenneling business next store and it's not permitted by the City of North Royalton?

Mr. Lynch: Happy to take a look at any zoning violations that have been sent to him on that issue.

Mayor Stefanik: Mr. Chairman.

Don Willey: Mr. Mayor.

Mayor Stefanik: I suggest that we have our Economic Development Director approach the microphone and weigh in on this subject. Mr. Jordan.

Tom Jordan approached the microphone.

Tom Kelly: He needs to make his record so, if you will just step back Mr. Lynch, Mr. Jordan will speak and if you have more questions I am sure the Chair will call on you.

Tom Jordan: Good evening. My name is Tom Jordan. I am the Development Director for the City of North Royalton. I am here in support of the application on behalf of Dr. Heckko and his practice on Ridge Road. Over the last several months we have been working with Dr. Heckko and his architect to try to conform his plans to the City's Code, as well as also to encourage his investment. It occurred early on in the process that Mr. Heckko's expanded use may require the

additional acquisition of the neighboring property. Mr. Hechko initially tried to fit it on his initial parcel. However, he has taken another trouble and extensive effort on his part to purchase another two acres adjacent to his property, to the north of his property that would expand his frontage by over 180-feet. In addition Mr. Hechko plans to invest over \$1.5 million dollars and hire additional staff, and I think also the architectural plans, which he is not here tonight for you to approve this evening. Also, fitted in quite well within the neighboring residential uses. I request this evening for your approval for the project and I'm happy to respond to any questions the Board might have. Thank you.

Don Willey: Thank you Mr. Jordan.

Tom Kelly: Mr. Chairman.

Don Willey: Mr. Kelly.

Tom Kelly: In order to speed the process we might all upon Mr. Beegan who is here tonight to answer Mr. Lynch's questions directly on the issue of the outdoor usage that seems to offend Mr. Lynch or his client.

Mr. Lynch: Mr. Chair, Mr. Kelly, thank you.

Tom Kelly: Mr. Beegan.

Paul Beegan approached the microphone.

Mr. Beegan: Yes. Thank you. I don't want to belabor the point. Basically right now the existing building does have outdoor runs. Those are really for the animals to go outside to use the bathroom. It is really a necessary use to the proposed animal clinic. Right now he has approximately ten outdoor runs and they are adjacent right now to the neighbor's property. The proposed design that is before you right now, we are adding two additional runs to there and they are a little bit larger in size. We are also using the design of the building and the addition to place them further away, about 30-feet further away, from the place where they currently are and using the building itself to shield any possible site or sound that would, if at all, go over to the neighbor's property. Does that answer your questions?

Don Willey: Thank you Mr. Beegan.

Mr. Lynch: Mr. Chair, can I ask Mr. Beegan some questions?

Don Willey: You can ask the Chair.

Mr. Lynch: Mr. Chair to Mr. Beegan, what is the size of the current outdoor runs?

Mr. Beegan: The current outdoor runs are about 4' x 6'. These new ones are a little bit larger they are about 4' x 8'.

Mr. Lynch: Mr. Chair, Mr. Beegan, you say the current ones are 4' x 6', you mean each outdoor space. Are they separated?

Mr. Beegan: Each outdoor run , it is a fenced in closure for the animals when they need to be taken outside to be put in a fenced in area.

Mr. Lynch: Mr. Chair, Mr. Beegan, what is the current square footage of these outdoor runs?

Mr. Beegan: I don't have that information available. I would have refer back to my site plans.

Don Willey: 480-feet if they are 6' x 10' and there is eight of them.

Mr. Lynch: I'm sorry Mr. Chair?

Don Willey: 480-square feet if there are 8 of them and if they are 6' x 10'.

Mr. Lynch: Thank you. Mr. Chair, Mr. Beegan, what is the proposed outdoor runs square footage? What are we looking at?

Mr. Beegan: 4' x 8' times 12.

Don Willey: Do you want that number?

Mr. Beegan: Yes.

Don Willey: 560, is that right?

Mr. Lynch: Thank you Mr. Chair. So, we are talking about expansion and these runs are all outdoor, they are not wholly enclosed within a building, Mr. Chair, Mr. Beegan?

Mr. Beegan: Yes they are outdoor runs for the animals to go outside and relieve themselves.

Mr. Lynch: Thank you Mr. Chairman. That's all I have.

Don Willey: Okay. Then moving on, to the engineer?

Mark Schmitzer: Yes. I believe the last time we were here one of the conditions, and I believe you mentioned that the site plan is contingent on obtaining ownership of the additional parcel? Because everything shown here is beyond the limit that you currently had at the time. I just want to make that clear. It sounds like that ownership has occurred or is occurring?

Dr. Hechko: It's in contract.

Mark Schmitzer: I just wanted to clear that up. If this commission decides to approve the plan, I will need four sets of complete plans submitted to my office for review for storm water management, utilities, improvements, ect. That's all I have.

Don Willey: Thank you. Mr. Alvarez is not here tonight. He has communicated his report. He has really nothing to add to this issue. Anyone from the commission, comments, questions? Can I have a motion to approve this as submitted.

Moved by Mayor Stefanik, seconded by Mike McCarthy to **approve the North Royalton Animal Hospital Renovations and Addition.**

Don Willey: Please call the roll.

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0)- North Royalton Animal Hospital Renovations and Addition**

Don Willey: Okay. Thank you. Next please.

### **New Business**

**Royalton Woods, 14277 State Road, PPN 487-10-003. Multi-Family Zoned.  
Site Plan Approval for a Canopy Over Back Entrance Walkway.**

Kevin Potosak approached the microphone.

Don Willey: Please state your name for the record again please.

Mr. Potosak: Kevin Potosak with Canvas Exchange, Cleveland, Ohio.

Don Willey: Okay. And your intention is to?

Mr. Potosak: We are intending to put a canopy over the walkway of their entrance for their residents and visitors to cover them from snow and rain when they walk from the parking lot into the building.

Don Willey: Anything from the engineer regarding this issue?

Mark Schmitzer: No I don't have any comments.

Don Willey: According to the Building Commissioner everything is within compliance with the Building Codes. It should be very attractive. Were you requested to have to go to ARB?

Kevin Potosak: I believe so, yes.

Don Willey: Any more questions or comments from the Board Members? Motion to approve as submitted.

Moved by Victor Bull, seconded by Mike McCarthy to approve the **Royalton Woods Canopy for the Back Entranceway.**

Don Willey: Please call the roll.

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0) – Royalton Woods Canopy for the Back Entranceway Approval.**

Don Willey: Thank you.

**North Royalton City School District, 6579 Royalton Road, PPN: 487-05-011. Public Facility Zoned. Site Plan Approval for the Proposed Phase II Renovations of the Serpentine Chevrolet Stadium/Gibson Field.**

Jim Presot approached the microphone.

Mr. Presot: Good evening. I'm Jim Presot, Assistant Superintendent of North Royalton City Schools. 6579 Royalton Road. We are here tonight to seek approval for site plan approval for the renovation project for the stadium project. The landscape and architect are here to answer any questions in terms of the proposed renovations.

Jeremy Hinte approached the microphone.

Don Willey: State your name for the record.

Mr. Hinte: Jeremy Hinte with Behnke Associates. 1215B, West 10<sup>th</sup> Street, Cleveland. Pretty much all we are doing is replacing what is there, adding more bleachers and the big thing that we are doing is the visitor bleachers, which is on the east side, holding that edge and pushing everything towards the school. So we're respecting that line as much as we can. Installing a

new all weather surface track that is extremely more favorable than what is out there right now, as well as a synthetic turf field. It is the best of the best of high school tracks and fields. Expanding the bleachers on the visitor's side to get more in there as well as a whole new 3,000 set of bleachers on the home sides. Three buildings, visitor's concessions and restrooms, as well as home concessions and restrooms. I think there is also the boosters in there as well. On the south side of the facility a new building for locker rooms, home and visitors, as well as a lower storage level. In a nut shell that is pretty much what we are doing. It's not too complicated. On the north side we are creating a bit of an entry plaza where we are going to restripe the parking lot to get the amount of handicapped parking that meets the Code requirements for the amount of parking for the amount of people that will be in the 5,000 seat facility. On the south side, because of the amount of patrons coming to the facility from the south we are going to keep that entrance and put in a set of stairs and dress it up a little bit to get up that hill. Over by the bus facility itself, the busses are being moved off to another facility off site. We are going to clean up the service area and put a fence enclosure around it, put some evergreen trees around it. We will be screening back the current facility now. Those are the plans as they are right now.

Don Willey: The plans you submitted now, this is for the whole facility as I understand it, you will be phasing this as finances will allow, is that correct Jim?

Jim Presot: Our intention is, and we actually have a developing meeting next week, per this cause. The budgets are going out. We are going out to bid on the bleacher project as of next week. Based on the costs that come in we foresee doing the entire massive project. The only thing that would be in consideration for being phased and not being done at the current time would be the locker room facilities on the southern end. However, what we would do is if we did not have enough financial dollars to do at this point, we would do all the utilities and sewer work and everything so that way that could be done in the future so that we didn't have to go back to those improvements and rip up the thing. So, really we are looking for approval of everything, with the understanding that we may not do the locker room that will all depend on the bids.

Don Willey: Thank you. To the engineer.

Mark Schmitzer: Thank you Mr. Chairman. At our meeting that we had discussing this project, and I will reiterate it, storm water management. It appears we are pretty close to matching what was there impervious to what we are proposing. At the time of final plans submittal here just verification of that same item. Four sets of the improvement plans for review, approval, and permit issuance.

Mr. Hinte: We plan on submitting those.

Mark Schmitzer: Thank you.

Don Willey: Mr. Jordan.

Tom Jordan: Again, I wanted to mention the City is integrally involved with the project with moving the service garage to its location as well as this one. The City does support the project and this specific one by allowing the school system to use their parking lots in the parking lot count. They have traditionally used them as part of their high school program and we want them to continue to use that but that is why they are not seeking any variances. Also, they have worked with the Building Commissioner and the Engineer. They are not requiring new additional setbacks. The building is being located in the same distance from the neighboring residential property. The lighting issue will not increase in any of the neighboring residential properties. The only thing that is really happening here is that they are providing seats for a number of people that traditionally have been standing in the past. They also are providing a number of restrooms for people that didn't have them in the past. Really what they are doing in enhancing the existing facility. The traffic flow will not change because the number of parking spaces are staying the same. So the traffic will stay the same. Again, the City is supporting this project.

Don Willey: Thank you Mr. Jordan. Anyone from the Commission. Comments, questions?

Victor Bull: Mr. Chairman to the applicant.

Don Willey: Mr. Bull.

Victor Bull: I know this isn't necessary to ask this but I just wanted it on the record. You talked about ADA parking spaces; I'm going to presume that you have proper ADA seating on both the visitor's side and on the home side to accompany people?

Mr. Hinte: That is correct. They put in visitor bleachers last year that would have the amount of ADA seating if it was expanded. So we planned for that on the visitor's side. For the new home bleachers it is in the plans to have a specific number. I don't know the number off hand. 44 handicapped seating, is that it? Okay, that is across the facility. We are meeting Code on that. It is in the plans and we are making sure that we bring it up to ADA Code. We are driving to do that and we will do it.

Victor Bull: And Ohio is happy with that, the State?

Mr. Hinte: Yes.

Jim Presot: Just so everyone is aware. Part of the reason that this project has moved forward actually and moved faster than we wanted; about a year ago we had a civil rights complaint.

Victor Bull: That is the reason that I am asking this.

Jim Presot: Yes. Part of that we had an agreement with the office of Civil Rights to make sure and mandated last year that we would have our east side stands up to compliance with the Code and actually by next year have the home side up to it. We are actually a little ahead of schedule

from that standpoint. The seating as well as the parking spaces will meet the Code and it is part of our agreement that they will be coming back out to verify it and make sure it is correct.

Victor Bull: Thank you Mr. Presot.

Don Willey: Anyone else on the Commission? Can I have a motion to approve this as submitted.

Moved by Mayor Stefanik, seconded by Victor Bull, to approve the **site plans of the North Royalton City Schools Phase II Stadium Renovations and Additions.**

Don Willey: Please call the roll.

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0) - School’s Phase II Stadium Renovations and Additions.**

Don Willey: Thank you. Good luck.

Jim Presot: Thank you very much.

Don Willey: Anything under miscellaneous?

Moved by Mayor Stefanik, seconded by Victor Bull to **adjourn the regular meeting.**

Don Willey: Please call the roll.

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

**Yeas – all. Nays – none.**

**Motion carried. (4-0) - Meeting adjourned at 7:38 PM**

**Approved: Don Willey, Vice Chairman Date: 2-16-2011**

**Attest: Julie Broestl, Secretary**