

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 25, 2014 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Diane Veverka. **Administration:** Law Director Tom Kelly, Building Commissioner Dan Kulchytzky, City Engineer Mark Schmitzer.

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to excuse Frank Castrovillari for cause**. Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz). **Nays: None. Motion carried.**

Mr. Kelly advised the Planning Commission that the Cleveland Metropolitan Park District is here tonight to present the site plan for the development of the Aukerman Park property. They are here not by virtue of our ordinances; they are here by virtue of an agreement that we reached with them prior to the purchase of the Aukerman property. As a separate and independent political subdivision, the Cleveland Metropolitan Park District is an arm of the sovereign and to that extent they have only a limited responsibility to meet our local ordinances. He added that we are grateful for their cooperation and we look forward to hearing about their site plan.

PUBLIC HEARING:

1. **Metroparks Aukerman Park**, Cleveland Metropolitan Park District (Cleveland Metroparks) in partnership with the City of North Royalton is seeking **site plan approval** in a RRZ District, for the proposed Aukerman Park to be constructed at **15561 York Road** also known as **PPN: 485-07-001**.

Sean McDermott, Chief Planning and Design Officer, Cleveland Metroparks, 4101 Fulton Parkway, Cleveland, Ohio addressed the Board on behalf of the Cleveland Metropolitan Park District. Dr. Terry Robison, Director of Natural Resources for the Cleveland Metroparks was also present.

Mr. McDermott said he was very pleased to meet with the Planning Commission. He said the plan being presented represents a lot of work and a partnership between the city of North Royalton and the Metroparks. He said Aukerman Park is a 14.7 acre parcel that was saved from development in partnership with the Aukermans, the City of North Royalton and the Metroparks. North Royalton owns the parcel and the Cleveland Metroparks holds a conservation easement over the parcel. He said they are here to discuss the proposal for the restoration of the property and for the light impact development of the property towards the park implementation that is in our agreement that is held with the city of North Royalton. The Metroparks has a three-part mission: Conservation, education and recreation. The Aukerman park hits on each one of those points of our mission in addition to creating some facilities that were very important to the city. He explained some of the amenities that are being proposed. The house, barn and stable on the NE corner of the property were removed from the property last fall. The natural restoration of the property is already occurring and portions of it are returning to meadow. He said their long term plan for the property does include a majority of the property to be returned to its natural state. Some of the man-made improvements to the property include a half-mile long grassed meadow trail (10' wide grassed mowed path through

the meadow). He said they are also proposing a dog agility area. It is not a dog park. It is a park that is dog friendly. The activities that they are proposing for the dog agility area are all on lease. Metroparks ordinances require that all animals remain on leash while in their parks. There will also be waste receptacles and a drinking fountain. They are proposing very limited improvements to the existing pond on the north side of the property. Due to natural resource and water quality concerns, they are looking to assist in the naturalization of the edge of the pond to discourage activities on or in the pond or direct contact with the water. A picnic shelter is being proposed to the south of the pond. The initial phase will include a paved driveway and a gravel 30 car parking lot. If they do pave it in the future it will be done in a latter phase of the project. A kiosk will also be placed in the path with a map of the park and a map of the Brecksville Reservation. They will also place an education piece, some credence to the Aukerman household which once stood on the property. He said one of the most important parts of this project is the connections which will be provided to the all-purpose trail along Valley Parkway.

Mr. Robison explained the plans for the natural restoration of the property. Mr. McDermott said plans would be to start some of the improvements this fall and hopefully to get the majority of them completed by July of 2015.

John Delbusso, 9171 Akins Road, expressed his concerns regarding separation of the public area and private area. He feels the pond encroaches on his property in two areas, the south eastern corner of his property and the southern edge of his property. He is concerned with the liability if someone is injured in the pond, as well as if a dog enters the lake and exists on the other side of the lake on to his property. He also expressed concern regarding the pond overflow which cuts through the back part of his property. He is requesting that someone contact him to discuss this matter.

Kathy King, 11134 Edgerton Road, expressed her thanks to the Metroparks for preserving of the green space and looking at a dog agility park. She also thanked North Royalton and the Metroparks for partnering together on this project.

Diane Stross, 8821 Akins Road, questioned the lighting of the parking lot and the surrounding areas.

Letter submitted into record from Dale R. Haberkorn, 9007 Akins Road: I, Dale R. Haberkorn would like to see the pond lake overflow section of the lake at Aukerman Park be repaired so the lake can stay at an even height depth. Thank you.

Moved by Mr. Miller, seconded by Mayor Stefanik **to move this item to the Regular Order of Business.** Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to adjourn the Public Hearing.** Roll call: **Yeas: Four** (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz). Nays: None. **Motion carried.**

Public Hearing adjourned at 7:27 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 25, 2014 in regular session**. The meeting was called to order at 7:28 p.m. by Chair Cheryl Hannan.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Diane Veverka. **Administration:** Law Director Tom Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to excuse Frank Castrovillari for cause**. Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz). **Nays: None. Motion carried.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval. Tabled.**
2. **Sam Calanni**, 12412 York Road, PPN: 483-06-010, General Industrial zoning. Site and Design Plan Approval.

Mr. Kulchytsky said he has been in contact with Mr. Calanni. He and his architect were unable to attend this evening's meeting. He has requested that we table it to the next available meeting.

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to table this item.**

Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz). **Nays: None. Motion carried.**

3. **Jim's All-Season**, 12020 York Road, PPN: 483-06-003, General Industrial zoning. Revisions to site plan and approval of building.

Mr. Kulchytsky said Mr. Casciano is in the process of implementing the required site changes and is unable to make tonight's meeting. He wishes to be tabled to the July, 2014 meeting.

Moved by Mr. Miller, seconded by Mr. Antoskiewicz **to table this item.**

Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Tim Miller, Larry Antoskiewicz). **Nays: None. Motion carried.**

NEW BUSINESS

1. **Metroparks Aukerman Park**, Cleveland Metropolitan Park District (Cleveland Metroparks) in partnership with the City of North Royalton is seeking **site plan approval** in a RRZ District, for the proposed Aukerman Park to be constructed at **15561 York Road** also known as **PPN: 485-07-001**.

Sean McDermott responded to Mr. Delbusso's concern. He said he would have a survey crew come out within the next three weeks and stake the property line to determine if there is an overlap with the pond on his property. He stated that if it is, he does not know if it would be considered an encroachment; it is more of an existing condition.

Mr. Delbusso reiterated that if something were to happen in the pond, who would be responsible? Mr. Kelly suggested that he take this matter up with the Metroparks legal department as well as his own homeowner's insurance policy and possibly his own lawyer relative to what the liability is if people should wonder upon his property and become injured. Mr. Delbusso added that he personally would prefer not to be involved if something were to happen.

Mr. McDermott responded to the question regarding lighting. He said they typically do not illuminate the parks or parking fields and currently there are no specific plans to illuminate the park. He also responded to the question about the outlet structure to the pond; he said they are aware of the situation and they are aware that it is something they will have to maintain in the future.

Mr. Schmitzer, City Engineer, said it appears that they are doing very little storm water impact and appreciates all the efforts that the Metroparks is taking. He said they are expected to follow the existing land contours with the proposed path, the improvements and the parking lot. Mr. McDermott replied that is correct. Mr. Schmitzer asked about the water source that was mentioned earlier. Mr. McDermott said the plan is to bring in public water to the site for drinking.

Mr. Aukerman, the former property owner, came to the microphone. He referenced the letter written by Dale Haberkorn, clarifying that if the damn is not repaired the water will continue to run out and will leave you with a barren swamp. He said he tried multiple times to put a pipe in with no success.

Questions were asked of Mr. McDermott regarding the park hours and restroom facilities. He responded that normal park hours are 6 a.m. to 11 p.m. Round-tech units will be used in the facility since they do not have sanitary sewer service at the park.

Mayor Stefanik addressed Mr. Aukerman and thanked him for selling the property to the city and the Metroparks. He went on to say the Metroparks have a large investment in our community and he thanked them for that. He feels this is a win-win for the city.

2. **Moved** by Mr. Miller, seconded by Mr. Antoskiewicz to **approve the site plan, for the Metroparks Aukerman Park at 15561 York Road** also known as **PPN: 485-07-001**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mayor Stefanik to **adjourn the June 25, 2014 Planning Commission meeting**. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Tim Miller, Larry Antoskiewicz). Nays: None. **Motion carried.**

Meeting adjourned at 7:30 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: 9-10-14

ATTEST: /s/ Diane Veverka
Planning Commission Secretary