

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 5, 2013**. The meeting was called to order by Cheryl Hannan at 7:03 pm.

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

Moved by Larry Antoskiewicz, seconded by Tim Miller, to **excuse Ray Priest for cause**.

Roll Call:

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

Ayes – all. Nays – none.

Motion carried. (4-0)

Cheryl Hannan: Please stand for the Pledge of Allegiance.

The Pledge was recited by all.

Moved by Mayor Stefanik, seconded by Tim Miller to excuse Cheryl Hannan from voting on the **May 3, 2013 Minutes**, and Larry Antoskiewicz **from voting on the February 20, 2013 Minutes**.

Roll Call for February 20, 2013:

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

Ayes – all. Nays – none.

Motion carried. (3-0)

Roll Call for May 3, 2013:

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

Ayes – all. Nays – none.

Motion carried. (3-0)

Public Hearing

AutoZone Development/Robert Nottrodt, 5895 & 5913 Royalton Road. PPN: 487-06-006 & 007 -Town Center District. **Lot Consolidation and Site Plan Approval for a proposed AutoZone.**

Cheryl Hannan: Is the application here? Would you like to come forward and give a presentation? Please state your name and address.

Debbie Dvorchak: My name is Debbie Dvorchak, 8851 Pine Drive, Pittsburgh, PA 15237. AutoZone is proposing to construct a single story, 7147-square foot building at 5895 and 5913 Royalton Road. AutoZone is one of the largest retail car part sales distributions in the United States. There are over 5000 stores and are a company not a franchise. There is an access-way on Royalton Road. Here we show the landscaping around the property. There is a new parking area. We do know that variances are required. There are two that we are sure of and one that we may require. The two that we do know of are for the front setbacks from the building and the front parking. We use two different buildings that we construct for AutoZone. We had to situate this building to fit and we are keeping this building in line with the other buildings along Royalton Road. There will be thirty parking spaces. The parking lot will be asphalt and the concrete will go along here where the landscaping is going. AutoZone employs 8 to 10 people. There are usually 3 to 4 employees on during each shift. They are open from 9:00 am to 9:00 pm daily. All utilities are installed already on the site. Here are the elevations of the building. Some of the windows on the east and west side are faux per Code requirement of the window requirement. We are putting up decorative brick pillars with the wrought iron rails. The PNC Bank up the street on Royalton Road is somewhat we are going to do except it will match the façade colors of the building. We are hoping that relief will litigate the setback on the parking issue. Any questions?

Dan Kulchytsky: If I may? To the Board and the members who are present here tonight. We have had numerous meetings with AutoZone prior to this meeting. They have made significant effort and taken significant strides to try to comply with our Codes as best as they could given the TCD district. The building you are seeing before you here is aesthetically superior to other commercial store fronts. The faux windows that she pointed out are on the east and west sides of the building. These are fake windows which gives the look of occupants all the way around the building instead of the look of brick walls. We also recommended that they follow, perhaps the urban fabric that exists at the sites and line up with Malley's more, and the adjacent properties, which is PNC, which were already setback, and will not be moving anytime soon. It was kind of a compromise in working jointly together. We do appreciate it, the Building and Engineering Departments, and we thank you for that. They do have several variances that they are requesting. However, they are here tonight requesting for the final plat consolidation approval and the site plan approval. So, there are two items and they are requesting approval. I believe I

speak for both the Building and Engineering Departments on this that we recommend that this moves forward in that fashion. They wish to construct this by fall. Am i correct on that?

Debbie Dvorchak: Yes.

Tom Kelly: Madame Chair. If I may. If the Commission is so inclined on moving forward and approving this application here tonight, that they make it contingent upon approval of the Board of Zoning Appeals approval for the variances.

Dan Kulchytsky: Madame Chair, if I may add to that. Could it be exclusive of the variances to the signage. There are three variances that they are requesting. I can understand that they must return if they do not get the parking setback. The sign is different. If they do not get approval from the BZA for the signage, they just won't erect a sign.

Tom Kelly: Madame Chair. Mr. Kulchytsky makes perfectly good sense. If we simply make your approval contingent relative to the variances of the setbacks and excluding the sign variance it is the appropriate way to go.

Larry Antoskiewicz: Madame Chair. I have a question for Dan or you. How much of a variance are they requesting?

Tom Kelly: Madame Chair. Mr. Kulchytsky makes perfect sense. If we make this contingent upon the approval of the Board of Zoning Appeals with regards to the setback but excluding the sign variances would be the appropriate way to go.

Larry Antoskiewicz: Madame Chair. To either, what are the variances?

Dan Kulchytsky: I can answer that. There are two issues in Town Center District. In TCD, the buildings are required to be moved forward closer to the street. The first is 54'-7" is what they currently have and it doesn't comply with the 25' requirement. Right now, the building lines up with both buildings on the adjacent properties. TCD requires it be moved an additional 25' forward from those buildings. The second is the front parking setback. The 20' buffer from the right-of-way and parking lot. In this case, they chose to put up the ornamental brick pillars just like PNC design and reduce that buffer and pull the building in line with the others so their setback is 6'-1" in lieu of the 25' requirement.

Larry Antoskiewicz: Thank you

Mayor: Madame Chair. I like the idea of the conformity even though the Code calls for something different. We have one person in the audience here tonight that is a neighboring property who is probably concerned about the storm water issues. I'm not sure if this is the forum to discuss that but I'll direct that to the Assistant City Engineer, Dan Collins.

Dan Collins: Madame Chair. Thank you. My comments are straight forward. Like Mr. Kulchytsky said; their engineering plans that they submitted are very detailed. We still have to do our engineering technical review. Could you please put the renderings up again for us to see. The properties to the east of this site are downstream from this property and I don't believe that the storm water management will be an issue here. It looks like there are oversized underground pipes that will meet our storm water Code. The issue is the existing run off from this site to the south side. There is a large gravel area there many times when it rains and so as our storm water crews. That has to be corrected. Whether it is seeding, but we really have to get that tied down. That property owner to the east is here tonight and I'm sure she will explain that further. But, now is the time to take care of this issue. There is also a house in the rear back there and a resident actually lives there. I would like the Commission to consider the issue of there is that area needs to be mounded and vegetation, like bushes and landscaping should be put in so that the resident still lives there has some privacy if at all possible, especially when headlights come in through the parking area. Especially during the winter months. There will be more cars traveling around there and with deliveries and trash pickup it would just be advisable for that resident. Even consider putting up a board of board fence is an option. Your Candelas look good for shielding that parking lot. Our concern is the headlights and the storm water of course. Thank you, that's all I have.

Cheryl Hannan: Any other comments?

Dan Kulchytsky: Madame Chair. Mr. Collins and to the applicant, does the amount of the hard surface paved area approximately equal what is currently there at the moment?

Dan Collins: A little additional. There is a lot of gravel there now. It will be increasing somewhat, sure.

Dan Kulchytsky: The current condition with the gravel will now be curbed and contained and sent through the storm water system currently it just runs off without a curb there?

Dan Collins: There will be all new curbing and there will be three or four catch basins in the area to contain the water better. There is a big graveled area back there that needs to be seeded and dressed up to help with the water drainage. This is south of the proposed parking lot, which is not shown. It's not seeded or mulched to help this area.

AutoZone: Back here is where you are speaking of. You want this seeded and landscaped here in the back by seeding it so that grass is all around this area?

Dan Collins: Yes. Back in the south area.

AutoZone: Okay. We understand the existing area right here is what you're talking about.

Dan Collins: Correct. That will help out in that area.

Cheryl Hannan: Anyone else wishing to speak on this issue?

Vicki Burns approached the microphone.

Vicki Burns: Victoria Burns, 1600 Valley Parkway. I've spoken with Mr. Collins about this situation and he has been most helpful. If he says that the drainage is going to work I trust him, or I will yell at him if it doesn't. He explained this to me a few weeks ago but now I'm hearing that there is a change in the setback?

Dan Kulchytsky: Madame Chair, if I may. No, the setbacks are what you already saw.

Vicki Burns: What I saw on the plans is the same?

Dan Kulchytsky: Yes. You saw what was previously submitted. There was a questions regarding the front yard setbacks. But it's what you saw.

Vicki Burns: I very happy about this going in. I'm happy for Mr. Notrodt. We just struggle at the bottom of the hill with storm water and flooding. Every time another parking area goes in the area gets worse. I just want particular attention paid to the storm water in that area. Thank you.

Cheryl Hannan: Thank you. Anyone else wishing to speak? Okay. Can I have a motion and a second to move the lot split consolidation and site plan approval for a proposed AutoZone subject to BZA approval for setback variances with the exclusion of the sign variances.

Moved by Tim Miller, seconded by Larry Antoskiewski, to move the lot split consolidation and site plan approval for a proposed AutoZone subject to BZA approval for setback variances with the exclusion of the sign variances to the regular order of business.

Roll Call:

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

Ayes – all. Nays – none.

Motion carried. (4-0)

Tom Kelly: Madame Chair. Is the applicant aware that they need to go to BZA? Are they going to BZA this month?

Dan Kulchytsky: They are scheduled for every meeting this month.

Tom Kelly: Thank you.

Cheryl Hannan: To the applicant. We still need to go forward with the Regular Order of business. So, please wait until the vote is over in the next half of the meeting.

Samir Nakhley/K F Properties, 13000 Royalton Road, PPN: 483-07-001. Local Business Zoned.
Site Plan Approval for remodeling and expanding a patio.

Cheryl Hannan: I don't see an applicant here. We need a motion and a second to move this to the regular order of business.

Moved by Tim Miller, second by Larry Antoskiewicz, to move **Samir Nakhley and K and F Properties to the regular order of business.**

Roll Call:

Larry Antoskiewicz: Yes

Tim Miller: Yes

Cheryl Hannan: Yes

Mayor Stefanik: Yes

Ayes – all. Nays – none.

Motion carried. (4-0)

Pierre Zanin, 13688 York Road, PPN: 483-15-024. General Industrial Zoned. **Site Plan Approval for the construction of three (3) industrial buildings.**

Cheryl Hannan: Once again, I do not see any applicant here tonight on this issue. I'll need a motion and a second to move Pierre Zanin to the regular order of business.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, to move **Pierre Zanin to the regular order of business.**

Roll Call:

Cheryl Hannan: Yes

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (4-0)

Cheryl Hannan: I need a motion to adjourn the Public Hearing.

Moved by Tim Miller, seconded by Mayor Stefanik, **to adjourn the Public Hearing.**

Roll Call:

Larry Antoskiewicz: Yes

Tim Miller: Yes

Cheryl Hannan: Yes
Mayor Stefanik: Yes

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

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 5, 2013**. The meeting was called to order by Vice-Chairperson Cheryl Hannan at 7:28 pm.

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

Moved by Larry Antoskiewicz, seconded by Tim Miller, to **excuse Ray Priest for cause**.

Roll Call:

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

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

Old Business:

Woodcroft Glen, Royalton Road, Woodcroft Glen Phase 2 Final Plat Approval. **Tabled.**
No Action.

New Business:

AutoZone Development/Robert Nottrodt, 5895 & 5913 Royalton Road. PPN: 487-06-006 & 007 -Town Center District. **Lot Consolidation and Site Plan Approval for a proposed AutoZone.**

Cheryl Hannan: May I have a motion and a second to approve the lot split and consolidation and site plan approval for a proposed AutoZone subject to BZA approval for setback variances with the exclusion of the sign variance.

Moved by Tim Miller, seconded by Larry Antoskiewski, **to approve the lot split consolidation and site plan approval for a proposed AutoZone subject to BZA approval for setback variances with the exclusion of the sign variances.**

Roll Call:

Tim Miller: Yes

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Cheryl Hannan: Yes

Ayes – all. Nays – none.

Motion carried. (4-0) - Approved

Cheryl Hannan: I need a motion and a second to table the second item on the agenda.

Moved by Mayor Stefanik, seconded by Larry Antoskiewski, to **table Samir Nakhley and K F Properties.**

Roll Call:

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Cheryl Hannan: Yes

Tim Miller: Yes

Ayes – all. Nays – none.

Motion carried. (4-0) - Tabled

Cheryl Hannan: May I have a motion and a second to table item C on our agenda.

Moved by Mayor Stefanik, seconded by Larry Antoskiewski, to **table Pierre Zanin.**

Roll Call:

Cheryl Hannan: Yes

Tim Miller: Yes

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Ayes – all. Nays – none.

Motion carried. (4-0) - Tabled

Cheryl Hannan: May I have a motion and a second to adjourn.

Moved by Mayor Stefanik, seconded by Larry Antoskiewski, to adjourn

Roll Call:

Cheryl Hannan: Yes

Tim Miller: Yes

Mayor Stefanik: Yes

Larry Antoskiewicz: Yes

Ayes – all. Nays – none.

Motion carried. (4-0)

The Planning Commission meeting of June 5, 2013 was adjourned at 7:33 pm.

Approved: _____
Vice-Chairperson Cheryl Hannan

Date: _____ **July 1, 2013**

Attest: _____
Secretary Julie Broestl