

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, July 8, 2015 to conduct a Public Hearing**. The hearing was called to order at 7:03 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, Building Commissioner Dan Kulchytsky.

PUBLIC HEARING:

1. **Ralph Friedmann /Three Pines, LLC / Brookpark Design Builders** – is seeking site plan approval for a proposed warehouse building with attached offices and parking lot located at 9664 Akins Road, PPN: 483-26-006/483-26-008, in a General Industrial District.

Mr. Kelly informed the Commission that our City Engineer, Mark Schmitzer is a principal with Richard L. Bowen & Associates. Ordinarily Bowen would be conflicted out of representing anybody in the community in such an application that is before the Commission this evening. However in their contract there is a provision that allows for them to come and do this kind of representation with Council's knowledge and permission. That knowledge/notification was appropriately provided and Council has given their approval. A new engineer, OHM, was engaged for the purpose of providing us with the appropriate site plan approval for this meeting and for any subsequent appearances that are required to be made.

Steve Friedman, Vice President of Brookpark Design Builders and also partner of Three Pines, LLC., spoke on behalf of the Applicant. He stated that they are here to submit preliminary information for a site plan approval for a building addition located at their facility. The objective is to build an office and warehouse complex for the construction company as well as some storage space. Mr. Kelly stated that there is going to be a forced sanitary main employed for the benefit of the parcel. Mr. Friedman responded that yes that is one of the options that they are considering, the other would be a septic system. Mr. Kelly said that if they use the forced sanitary main, they will need to cross over another parcel to get to the main sanitary line which he is titled under the same entity. He asked the Applicant if that is correct. Mr. Friedman responded that is correct. Mr. Kelly explained that while the Law Department will not require an easement to be created, under legal principals the doctrine of merger applies. That means that if they created the easement it would be subsumed into the legal title as a dominant estate. Creating an easement at this time for the forced main won't do anybody any good. He added that if they ever go to alienate that other piece of property, at that time they will need to bear in mind that someone will need to reserve an easement for that forced main. Mr. Friedman responded that he understands. Mr. Friedman gave specific details about the building structure. He said both buildings' exteriors will be pre-engineered metal buildings with three and four foot high masonry walls with metal siding and metal roofing. The warehouse will be used primarily for storage and the office building will be two stories. He said they will occupy the first floor for their offices. The second floor will be used for mechanical unit.

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

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz **to adjourn the Public Hearing.**
Roll call: Yeas: Five. Nays: None. **Motion carried.**

The Public Hearing adjourned at 7:10 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, July 8, 2015 in regular session**. The meeting was called to order at 7:10 p.m. by Chair Cheryl Hannan.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Tom Kelly, Building Commissioner Dan Kulchytsky.

APPROVAL OF MINUTES:

Moved by Mayor Stefanik, seconded by Mr. Antoskiewicz to approve the **June 17, 2015** minutes. Roll call: Yeas: Four. Nays: None. Abstained: Mr. Castrovillari. **Minutes approved.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval**. Tabled, **No action**.
2. **Randall Residence of Royalton Woods, LLC** is seeking site plan approval on behalf of the property owner, Royalton Senior Living, Inc. for a **lot split of PPN: 487-10-002** currently zoned as RM-D Multi-family zone. Tabled.

Motion by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **remove this item from the table**. Roll call: Yeas: Five (Mayor Stefanik, Larry Antoskiewicz, Cheryl Hannan, Tim Miller, Frank Castrovillari). Nays: None. **Motion carried.**

Mr. Kelly stated that our Law Department has been working with the attorneys representing Randall Residence and those representing University Hospital and Parma Hospital on various agreements that we needed to have in place before we could recommend this lot split. Ordinarily a lot split like this would be handled internally by Mr. Schmitzer and he would simply grant it or deny it depending on whether it met the criteria. In this particular instance, there are extenuating circumstances. The front parcel that is scheduled to be split is simply adjunct to the dominant parcel. There had been two parcels on that property up until one to two years ago at which time Parma Hospital joined them together in order to save real estate taxes. University Hospital was looking to sell the property and Randall Residence was interested in purchasing the property. In order to secure their financing through HUD, they need to shed the parcel that is in the flood plain. That is why they are here asking for the lot split. They must retain control over that front parcel because it is the only ingress and egress to a public highway, State Road. We have created multiple easements both for access for ingress and egress for maintenance and for conservation. Mr. Kelly stated that the Law Department is satisfied with the efforts that have been made and recommends approval of the lot split so the purchaser can move forward on the purchase and sale agreement. The Applicant had no comments to add to Mr. Kelly's statement.

Moved by Mr. Miller, seconded by Mr. Castrovillari to **approve the lot split of PPN:487-10-002**. Roll call: Yeas: Five (Mr. Castrovillari, Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Cheryl Hannan). Nays: None. **Motion carried.**

NEW BUSINESS

1. **Ralph Friedmann /Three Pines, LLC / Brookpark Design Builders** – is seeking site plan approval for a proposed warehouse building with attached offices and parking lot located at 9664 Akins Road, PPN: 483-26-006 / 483-26-008, in a General Industrial District.

Mr. Steve Friedman, Vice President of Brookpark Design Builders and also partner of Three Pines, LLC, along with Albert Avanesyan of Richard L. Bowen & Associates spoke on behalf of the Applicant. Mr. Kulchytsky addressed the Applicant and the developer and asked if they received the Engineering review from OHM, the Engineer who reviewed the plans. Mr. Kulchytsky spoke regarding the recommendations from OHM. He said it appears that the site plan conceptually complies with all the engineering requirements that have been set forth in our ordinance. Many of the details have yet to be provided. Typically, the Engineering Department would take these items off line, after the PC meeting, and resolve the final technical details with the Applicant. He added that it is recommended in this particular instance that they do the same. He stated the Applicant has provided us with documentation and materials and is seeking site plan approval. Should there be no major questions or issues, we would recommend this process move forward. The items he had questions about were regarding parking count. He said additional information is needed regarding the site or the specific tenants as to who the three future tenants are. Mr. Friedman stated they would be reserving three spaces for future tenants and the balance of the structure is for us. He added we are currently located at this address in the existing structure. Mr. Kulchytsky said the landscaping, parking and lighting will need to be reviewed and approved by the Building Division after completion of any kind of PC reviews. If there is any issue, it would be sent back to PC.

The Clerk stated that no review comments were received from the Fire Department or Police Department. Included in the record is a letter read by the Clerk from the Cleveland Metroparks dated July 7, 2015. Ms. Hannan questioned the concerns of water runoff. Mr. Avanesyan responded that they are implementing the detention on site and since the area is not permitting (inaudible) open space retention basin and we want to maximize usage so we are going to use underground storage, ADS brand storm tech. We will be following the city code to maintain proper discharge from the developed site. Mr. Kelly stated that Bowen and Mr. Avanesyan, as their representative as our City Engineer, we expect that the storm water detention management efforts on this property for this client will exceed our normal requirements in order to make sure the City is well cared for. Mr. Avanesyan concurred with Mr. Kelly's statement. Mr. Antoskiewicz asked for clarification on a statement on OHM's report on the issues regarding possible suggestions on plans for the water detention. Would that affect the PC's approval? Mr. Kulchytsky responded that the suggestions provided by OHM would not significantly affect the overall design or appearance. The Engineering firm's suggestions would technically resolve some issues on the site but would not affect the PC's decision. This is something the Engineers would hash out as they go through the process.

Mayor Stefanik asked to what sanitary sewer line the forced main will be connected. Mr. Avanesyan said they will be pumping north to the 24" sanitary sewer line on the north side of Royalton Road. For clarification Mayor Stefanik asked if the storm water will end up in the creek that goes under Akins on the east side. Mr. Avanesyan responded yes. Mr. Castrovillari asked for clarification if we are doing this for preapproval of the building or the actual finished design. Will they need to come back to the PC for this building or should we ask all the questions now. Mr. Kulchytsky recommended that all the questions be asked

tonight. He added that it is up to the Board whether they want to approve or deny based on this submission. Mr. Castrovillari asked the Applicant if both buildings are metal buildings. The Applicant responded yes; the structures will not be a load bearing masonry structure. Both buildings will have four inch block the first three feet high and then the structural integrity of the building is pre-engineered so there are steel columns with steel girths and the walls will be built out with metal studs. The interior will be finished wood and dry wall. He felt the floor plan indicates the small office area might be a brick or block building, more conventional. Mr. Castrovillari asked that the south elevation of the warehouse building also have a four foot masonry base continue on that side of the building since it is the face seen as approaching the building. Discussion followed. Mr. Friedmann agreed to have that done. Mr. Friedmann also stated that the building will have a standing seam metal roof that is a single slope roof pitched to the east; the west side of the building will be the high side. Mr. Friedmann presented samples of materials: charcoal is the masonry base throughout; the grays are the metal paneling; black aluminum for doors window and frames and also a glazing sample. Mr. Castrovillari asked about the parking count and said he would like to see a land bank area where future parking is planned. He said one parking space for future tenants is not enough. This can be approved on the contingency that he works with the Building Department. Mr. Avanesyan said they have extra parking available to the north. Mr. Kulchytsky asked for clarification regarding a conflict on the plans. Mr. Avanesyan said the drawings are mislabeled and the entry into the building is framed with masonry and not metal panels as labeled.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **to approve subject to the following conditions: The masonry base continue along the south elevation of the warehouse building as shown on the rendering, the land banking of future parking be shown on a drawing to be reviewed and approved by the Building Division, the masonry frame around the entry door be as shown on the rendering and that the landscaping and lighting be submitted to the Building Division for review and approval. The condition is also subject to meeting our minimum standards for storm water management and to be approved by OHM as our Engineer in substitute.** Yeas: Five (Mr. Castrovillari, Mayor Stefanik, Larry Antoskiewicz, Tim Miller, Cheryl Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari **to adjourn the July 8, 2015 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:38 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: September 2, 2015

ATTEST: /s/ Diane Veverka
Planning Commission Secretary