

Planning Commission Caucus of May 26, 2010

The North Royalton Planning Commission Caucus was held on Wednesday, May 26, 2010 at 6:45 PM

Present: Mayor Robert Stefanik, Chairman Tony Sandora, Don Willey, Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer, Law Director Tom Kelly, Councilman Larry Antoskiewicz, Councilman Paul Marnecheck
Secretary Julie Broestl

Planning Commission Agenda Reviewed.

Opening Ceremony – Pledge of Allegiance.

Regular Meeting

Call meeting to order

Roll call

Approval of minutes for May 26, 2010.

Old Business

Woodcroft Glen, Royalton Road, Woodcroft Glen Phase 2 Final Plat approval.
Tabled. No action.

Frank and Theresa Popovich, 9973 Road, Site Plan approval for parking lot addition for Sprague Road Tavern. Tabled.

New Plans were submitted.

I will need a motion and a second to remove from the table.

The applicant will present his new plans to the Commission.

Report from Department Heads and Commission

Motion and a second to approve.

Miscellaneous

Motion and a second to adjourn the Planning Commission meeting of May 26, 2010.

The **Planning Commission** of the **City of North Royalton** met in the **North Royalton Council Chambers, 13834 Ridge Road on Wednesday, May 26, 2010, to hold a Public Hearing. The Planning Commission Public Hearing was called to order by Chairman Tony Sandora at 7:00 P.M.**

Chairman Sandora: Good evening ladies and gentlemen, welcome to the North Royalton Planning Commission meeting for Wednesday, May 12, 2010. Mrs. Broestl, please call the roll.

Present: Mayor Robert Stefanik, Chairman Sandora, Councilman Don Willey Victor Bull, Mike McCarthy, City Engineer Mark Schmitzer, Law Director Thomas Kelly, Secretary Julie Broestl.

Chairman Sandora: Please stand for the Opening Ceremony. The Pledge of Allegiance.

The Pledge of Allegiance was recited.

Julie Broestl: I need a motion and a second to approve the minutes of April 7, 2010.

Don Willey: Mr. McCarthy has to be excused from voting on the April 7th minutes.

Moved by Mayor Stefanik, seconded by Don Willey **to excuse Mike McCarthy from voting on the April 7th minutes.**

Chairman Sandora: It has been moved and second to excuse Mike McCarthy from voting on April 7, 2010 minutes. Mrs. Broestl, please call the roll.

Don Willey:	Yes.
Victor Bull:	Yes.
Mayor Stefanik:	Yes.
Chairman Sandora:	Yes.

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

Chairman Sandora: I need a motion and a second to approve the minutes of April 7, 2010.

Moved by Don Willey, seconded by Victor Bull, **to approve the minutes of April 7, 2010.**

Chairman Sandora: I have a motion and a second to approve the minutes of April 7, 2010. Mrs. Broestl, please call the roll.

Don Willey:	Yes.
Victor Bull:	Yes.
Mayor Stefanik:	Yes.
Chairman Sandora:	Yes.

**Yeas - all. Nays - none.
Motion carries. (4-0)
Minutes of April 7, 2010 approved.**

Chairman Sandora: I need a motion to approve the minutes of May 12, 2010.

Moved by Victor Bull, seconded by Don Willey, **to approve the minutes of May 12, 2010.**

Chairman Sandora: I have a motion and a second to approve the minutes of May 12, 2010. Mrs. Broestl, please call the roll.

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

Yeas - all. Nays - none.

Motion carried.

Minutes approved of May 12, 2010 approved.

Mrs. Broestl: Under old business.

Woodcroft Glen, Royalton Road, Woodcroft Glen Phase 2 Final Plat approval. **Tabled. No action.**

Southwest Unitarian Universalist Church, 6320 Royalton Road, PPN: 488-06-031. Public Facilities Zoning. Site Plan approval for new parking and easement plan. **Tabled. No action.**

Chairman Sandora: On the Southwest Unitarian Universalist Church, the Councilman for that ward would like to speak.

Councilman Paul Marnecheck approached the microphone.

Paul Marnecheck: Thank you Mr. Chairman. Just in case I can't make the meeting when that comes off the table.

Chairman Sandora: Give your name for the record.

Paul Marnecheck: Oh sure. Paul Marnecheck. I live at 13811 Oak Brook Apartment 312. I am the Ward 4 Councilman. I have met with the architect for that property. They seem to have great intentions and I think that they will do a lot of good improvement to the building, and it certainly needed it. It is right on Route 82, so I want that property to look its best. So, in case I can't make the meeting when it comes before this body I wanted to let you know that I am in full support of it. Thank you.

Chairman Sandora: Thank you. Okay.

Frank and Theresa Popovich, 9973 Sprague Road, PPN: 481-09-015. General Business Zoning. **Site Plan approval for parking lot addition for Sprague Road Tavern. Tabled.**

Mrs. Broestl: This is tabled. I need a motion to remove from the table.

Moved by Victor Bull, seconded by Don Willey, **to remove Frank and Theresa Popovich, 9973 Sprague Road, Site Plan approval for a parking lot addition, from the table.**

Chairman Sandora: I have a motion and a second to remove from the table.

Mrs. Broestl, please call the roll.

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

Yeas - all. Nays - none.

Motion Carried. (5-0)

Chairman Sandora: The applicant is here. Please step forward and give us your name and address and just a very short, brief summary, of what you want.

Frank Popovich approached the microphone.

Mr. Popovich: My name is Frank Popovich, 10025 Delsy Drive. I've looked this over from the architect and it looks okay to me. The only changes that I talked to him about making is that I checked the price of asphalt and I got two big dump trucks and I need to truck in my own asphalt, it doesn't pay. I think I am going to put 5-inches of concrete and just concrete the whole thing. It will last longer and it is the same price, maybe even a little cheaper. The second thing, he has a 5-foot grass strip between the bar and the house, and I was just going to put rock in there. Grass will just turn into weeds and I will be sawing it down with a hundred dollar lawn mower. If I just put a strip of some kind of rock and spray it with that kilts nothing will pop up and I will be down with it. I would just like to concrete it right to the property line, but I guess that's not allowed. I don't think it is a big deal because I own the other property too. I don't care if it is all gravel. The third thing that Dahlia told me is that he couldn't put the exact lighting in the back that is suppose to be there because he is not qualified to do the lighting. Apparently, you have to be a lighting expert to hang a couple of lights. So, he is going to check with an Engineer that is a lighting expert. I got him book from an electrical supply house and the lighting expert is suppose to pick out the lights and Dahlia can write them into the final. Other than that it is about where it was before.

Chairman Sandora: This 6-inch strip that you are talking about that you want to fill with stone.

Mr. Popovich: 5-foot.

Chairman Sandora: I'm sorry, 5-foot. Was that going to be landscaped before?

Mr. Popovich: Not if I can help it. I'm going to landscape on the side of that guy's house. We will build a mound and put burning bushes or something over there to screen that off.

Chairman Sandora: Alright. Mr. Alvarez, do you have anything?

Rito Alvarez: Mr. Chairman. I believe the applicant met all my concerns previously. That being said, the applicant will still have to submit the drawings to the Building Department for the construction of the ramp. Outside of that I recommend approval.

Chairman Sandora: Okay. Do you see any problems with the change from the asphalt to the concrete? Or do you need anything to be submitted?

Rito Alvarez: Well, he will have to submit the detailed plans. It's still a hard surface,

Chairman Sandora: Okay. Mr. Schmitzer.

Mark Schmitzer: Thank you Mr. Chairman. In regards to the pavement, the applicant will have to provide a cross section as an alternate so that he can put either or in there. That would satisfy the requirements we have in our Code. In regards to the 5-foot area grass that was discussed, putting rock in there, everything drains from the east to the west there, so I don't see any issues with grading or drainage in that. I think that the storm would probably suffice for that, less maintenance for him. Other than that, the plans as submitted meet all the requirements that we have in our Code. I just asked the applicant when the lighting information comes to just submit it with the plans to the Building Commissioner.

Mr. Popovich: Apparently this isn't the final. Dahlia said that he was going to make another one that would be the final.

Mark Schmitzer: Yes. It will have the details for the ramp and the lighting.

Mr. Popovich: Yes. And he is working on the Great Wall. He is going to design the 38-foot wheelchair ramp or whatever the hell it is. He is taking care of that.

Mark Schmitzer: In my opinion these plans are efficient and I recommend approval.

Chairman Sandora: Anybody else have anything? Anyone in the audience have anything? I

Moved by Chairman Sandora, seconded by Don Willey to **approve the parking lot addition on the condition that the applicant meets all the requirements with the revised plan with the lighting being satisfactory to the Building Department.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl please call the roll.

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

Yeas - all. Nays - none.

Motion carried. (5-0)

Site Plan approval for a parking lot addition for 9973 Sprague Road

Chairman Sandora: You are approved. Good luck.

Mr. Popovich: I'm sorry for being a little late. I just figured if I came at 7:15 I wouldn't have to listen to the previous people. I didn't know that I was first in line.

Chairman Sandora: You never know. Thank you. Anything under miscellaneous?

Don Willey: Mr. Chairman.

Chairman Sandora: Mr. Willey.

Don Willey: We have visitors in the audience tonight. I would like to welcome them.

From the Audience: Do you know the branches of the Government?

Don Willey: Yes. What would you like me to start with the Executive?

From the Audience: All three.

Moved by Mayor Stefanik, seconded by Don Willey **to adjourn the Planning Commission meeting of May 26, 2010.**

Chairman Sandora: I have a motion to adjourn the meeting. Mrs. Broestl, please call the roll.

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

Yeas - all. Nays - none.

Motion carried. (5-0)

The meeting was adjourned at 7:39 pm.

APPROVED: _____
Chairman Tony Sandora

DATE: _____

ATTEST: _____
Secretary Julie Broestl