

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, June 8, 2016 to conduct a Public Hearing**. Since there were no items to be addressed under the Public Hearing portion of the meeting we went right into the **Regular session**. The meeting was called to order at 7:00 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Cheryl Hannan, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly and City Engineer Mark Schmitzer.

Moved and seconded to **excuse Mayor Stefanik and Tim Miller for cause. Motion carried.**

Approval of the May 18, 2016 meeting minutes will be deferred to the June 22, 2016 PC meeting.

REGULAR MEETING

OLD BUSINESS

1. **Royalton Place Ltd.** Is seeking site plan approval for a proposed multi-unit senior living facility located at PPN:482-31-003 on the NE corner of York Road and Royalton Roads, in a Senior Citizen District. **Tabled. No action.**
2. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. **Tabled. No action.**
3. **Carmen Matteo / Matteo Business Park**, 12492 York Road, also known as PPN: 483-06-011, General Industrial zoned. Site Plan approval for an addition and an accessory structure. **Tabled. No Action.**
4. **Woodhill Properties, Inc.**
Is seeking preliminary site plan approval for **Indian Trails Subdivision Phase II**. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. **Tabled. No Action.**
5. **Seeley, Savidge, Ebert & Gourash Co., LPA** is seeking site plan approval on behalf of the property owner, **Tribute Properties Inc. / James H. Busch / Babitt Funeral Home**, for a lot consolidation of **PPN:482-12-025 and PPN:482-12-032** currently zoned as R1-A residential district. **Tabled.**

Moved and seconded to **remove this item from the table. Motion carried.**

Todd Schrader of Seeley, Savidge, Ebert & Gourash Co., LPA spoke on behalf of Tribute Properties. He stated that they originally were before the PC on April 20th. He added that they were referred to the BZA due to the expansion of a non-conforming use since a driveway needed to be added to an adjoining and contiguous lot. They received approval from BZA on May 26, 2016. They are therefore requesting PC's final approval.

Mr. Schmitzer stated that everything is in order with the Applicant's lot consolidation and would recommend approval. Mr. Kelly stated that the Law Department sees no impediment to the adoption and they also recommend approval of the lot consolidation.

Moved by Mr. Antoskiewicz , seconded by Mr. Castrovillari to **approve the lot consolidation of PPN:482-12-025 and PPN:482-12-032**. Roll call: Yeas: Three (Castrovillari, Antoskiewicz, Hannan). Nays: None. **Motion carried.**

- 6. **Architectural Design Studios** is seeking site plan approval on behalf of the property owner **Tribute Properties, Inc. / Busch/Babitt Funeral Home**. They are seeking building and site plan approval for proposed exterior modifications and driveway modifications to existing facility located at **9350 Ridge Road also known as PPN:482-12-025 and the adjacent vacant lot PPN:482-12-032**, in a R1-A residential district. A lot consolidation of both parcels will be necessary for expansion of a driveway. **Tabled.**

Moved and seconded to **remove this item from the table. Motion carried.**

Todd Schrader of Seeley, Savidge, Ebert & Gourash Co., LPA spoke on behalf of the property owner Tribute Properties, Inc. He stated that they originally were before the PC on April 20th. He added that they were referred to the BZA due to the expansion of a non-conforming use since a driveway needed to be added to an adjoining and contiguous lot. On May 26, 2016 they received approval from BZA. They are therefore requesting PC’s final approval in addressing the additional issues that required attention.

Mr. Schmitzer stated that the revised submitted documents appear to be in conformance with the requirements for the PC approval. When the Engineering Department receives final plans, they will be reviewed in more detail. He stated that the ADA parking stalls are compliant with our code. Because of the overlap on the two adjacent parcels, the lot consolidation will need to be recorded prior to our issuance of construction permits. He added that we do not anticipate that to be an issue. He clarified to the Applicant that our standard procedure is to review the plat and deed papers and forward them to the title company for recording; however, if the Applicant prefers, they may have the approved documents recorded using their own title agency. Mr. Schmitzer stated that the Engineering Department recommends approval of the submitted site plan. Mr. Kelly stated that the Applicant has brought itself and their plans into a position where the Administration and Law Department is now in favor of it. The Fire Department wants to ensure that the drive, and all landscaping, light poles and overhangs will permit fire apparatus access to the back of the building, and have sufficient space required to turn apparatus around for egress out of the lot.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve the site plan for the exterior modifications and driveway modifications to the existing facility parking lot improvement PPN:482-12-025 and PPN:482-12-032**. Roll call: Yeas: Three (Castrovillari, Antoskiewicz, Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz , seconded by Ms. Hannan to **adjourn the June 8, 2016 Planning Commission meeting**. Roll call: Yeas: Three. Nays: None. **Motion carried.**

Meeting adjourned at 7:11 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman

DATE APPROVED: July 6, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary