

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 11, 2014 to conduct a Public Hearing**. The hearing was called to order at 7:20 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance. (Time delay in start of hearing was due to faulty fire alarm signal.)

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

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

PUBLIC HEARING:

1. **Pierre Zanin**, 13688 York Road, PPN: 483-15-024, General Industrial Zoning. Site Plan approval. Allow applicant to construct a 7,800 sq. ft. building on property creating a small commercial park to match the surrounding area.

The following people were present. Pierre Zanin 5809 Edgerton Road, Claudio Zanin 17420 Saw Grass Circle; Craig Dixon and Joe Presot, 28871 Center Ridge Road, Westlake, Architects for the project. Mr. Dixon said the project consists of a new 7800 sq. ft. one story flat roof building with an office portion and warehouse space. Mr. Zanin said the current tenant, S&D Coffee, located at 9591 York Alpha, is seeking a larger facility for their business. Mr. Dixon explained that the offices will be on the north side of the building facing the drive that will be entering off of York Road. He went on to explain at length the architectural design plan and site plan drawings.

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

2. **Boston Road Waterline**, Site Plan approval.

Amy Lyon Galvin, Sanitary Engineer for Medina County, addressed the Board on behalf of the Medina County. Ms. Galvin stated that she was requesting permission for the installation of a 12-inch diameter water main on the north side of Boston Road. This would connect and loop a water line that has already been installed on Ridge Road that is currently ending at Boston over to an existing water line constructed by Cleveland Water Department that feeds into Salem Court off of Boston Road. The length is 3,500 feet long. The opportunity to tie-in to this water line would be made available to 22 to 24 North Royalton residents who are located on the north side of Boston Road. It would be water provided by Medina County but billed through the Cleveland Water Department (a book account). Ms. Galvin explained the fees currently being discussed for the residents. She said the tap in fees; if approved, will be the same as a standard Medina County \$50 permit fee, a one inch tap fee. The standard \$4,000 connection fee that would normally be charged to any customer connecting on to their system has been negotiated down to a discounted \$1,000 connection fee for a time-frame of 12 months. Those

homeowners would have an opportunity to tie-in at a discounted rate for that first 12-month time-frame. Once that 12-month time-frame has expired it would revert back to the \$4,000 or whatever the current connection fee is. In year two, we will offer financing for the \$4,000 connection fee. However, for the \$1,000 discount connection fee opportunity, it cannot be offered as part of a financing plan; it would be a flat fee. The water line is to interconnect and conclude the terms of a settlement agreement between Medina County and the Cleveland Water Department that dates back to 2005 allowing us to provide water to nearly 500 customers that are in Hinckley Township.

Mr. Schmitzer said we have been working with Cleveland Water and Medina County for a few months. They had originally proposed the water line on the south side of Boston Road which would have been Medina County. After starting construction, they ran into some construction issues on the south side. They made a request to the city to allow it to be placed on the north side. We are here as a formality for any capital improvement project in the city. The entire length of the water line will be bored; it will not be open cut. There will be a couple trenches for the bore pits and the hydrant connections. There will be no taps made for the individual home either in Hinckley Township or North Royalton. He finished by saying he recommends approval to the Planning Commission.

Melvin Neuburger, 8666 Boston Road, expressed his concern regarding a possible price increase. Mr. Kelly explained to the Commission and to the residents that Cleveland Water and Medina County have their own agreements. The people who reside on Boston Road in North Royalton are within the geographic control of the Cleveland Water Department. The water will be supplied by Medina County but it will be billed by the city of Cleveland at Cleveland water rates. He added that everyone has been given a great offer to get Cleveland water at a discount of \$3,000 per lot for the first year. If a property owner is not interested, they can simply choose not to do it. He finished by saying we are very pleased to be able to make that offer available to everyone on Boston Road and recommends the approval to the Planning Commission.

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

ADJOURNMENT

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

Public Hearing adjourned at 7:28 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, June 11, 2014 in regular session**. The meeting was called to order at 7:29 p.m. by Chair Cheryl Hannan.

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

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

APPROVAL OF MINUTES:

Moved by Mayor Stefanik, seconded by Mr. Antoskiewicz **to approve the May 14, 2014 and May 28, 2014 minutes.**

Roll call: **Yeas: Four** (Mayor Stefanik, Cheryl Hannan, Frank Castrovillari, 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.**

NEW BUSINESS

1. **Pierre Zanin**, 13688 York Road, PPN: 483-15-024, General Industrial zoning. Site Plan approval. Allow applicant to construct a 7,800 sq. ft. building on property creating a small commercial park to match the surrounding area.

Mr. Kulchytsky, Building Commissioner, stated we still need additional information on the following item:

- Location of the masonry dumpster enclosure with gates that is required for the site.
- Landscape plan -- additional information is needed. It will be handled internally as an administrative matter.
- Lighting fixtures – photo metrics regarding light trespass. This also will be handled internally as an administrative matter.
- Façade – additional elements are needed to liven up the facade.

Mr. Castrovillari said it is a nice brick building on all sides. He added that we recommend an additional window to allow more light to be located at the corner where the people would see it the most. He also said he would like to see additional header and sill detail around the windows and doors. Mr. Zanin said he will be duplicating the other building's design and the new building would have that detail as recommended. Mr. Zanin also said he would add one additional window as suggested. Mr. Dixon said he would forward to the Building Division the drawings, showing the façade details which would include the window and doors.

Mr. Schmitzer, City Engineer, stated that he realizes they were on a tight timeline. That being said, he added that they are used to seeing more detail up front, not a complete design, but what the intent is. He said that his extensive comments are to show the importance of storm water management. He asked Mr. Dixon, for the record, if he is willing to work with the City Engineer and Building Commissioner to follow our code in order to get approval and permits for the construction. Mr. Dixon said yes he would and he added that as they move along, they will supply the city with more information. He explained that this plan is more to keep a tenant in North Royalton than what we are going to do for the whole plan. He reiterated that they will not do anything until it is brought to Planning Commission and get approval first. Mr. Zanin added that his engineer already calculated for water retention. He said that he has natural water retention on the southwest corner of the property that will maintain all the water on the lot. Mr. Schmitzer said he is comfortable with the information provided by their engineer and he would like to see more detail but he said he recommends approval of the site plan to the Planning Commission at this time.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve the site plan, contingent on compliance with the Engineering comments and the additional changes and commentary from the Building Department and the Board** at 13688 York Road, PPN: 483-15-024. Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried.**

2. **Boston Road Waterline, Site Plan approval.**

Paul (last name not decipherable) property owner of a 2 acre vacant parcel expressed his concerns of how it would affect his property. Mr. Schmitzer explained that the vacant parcel already has a Cleveland water main in front of it and what is being discussed here does not pertain to his property.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to **approve the site plan for the Boston Road Water Line project.** Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried..**

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Antoskiewicz to **adjourn the June 11, 2014 Planning Commission meeting.** Roll call: Yeas: Four (Cheryl Hannan, Mayor Stefanik, Frank Castrovillari, Larry Antoskiewicz). Nays: None. **Motion carried.**

Meeting adjourned at 7:53 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: July 30, 2014

ATTEST: /s/ Diane Veverka
Planning Commission Secretary