

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 2, 2016 to conduct a Public Hearing**. The hearing was called to order at 7:00 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, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchysky, City Engineer Mark Schmitzer.

PUBLIC HEARING:

Public hearing notices were sent to property owners within 500 feet of the property in question and posted for the required period of time.

1. 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.

Bob Nottrodt of Woodhill Properties, Inc. and George Hoffman of Hoffman-Metzker were present to speak regarding the application. Mr. Hoffman stated that this is the second time they are here before the PC. The sketch review was approved and they are now presenting the preliminary site plan. He stated that he gave Mr. Schmitzer answers today regarding his concerns which were included in the Engineering review. He added that he is not sure if the PC received a copy of the comments or had time to review them. He said he will try to answer any questions the Board may have.

Paul Okonowski, 12400 Woodridge Drive, stated that the majority of the homeowners in the area are concerned with water runoff. He said the property in question is at a higher elevation, in some places 8 ft. higher. He said with the cleared area, they expect to see increased water flow into their areas.

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

ADJOURNMENT OF THE PUBLIC HEARING

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

The Public Hearing adjourned at 7:05 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 2, 2016 in regular session**. The meeting was called to order at 7:05 p.m. by Chair Cheryl Hannan.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchysky, City Engineer Mark Schmitzer.

APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mayor Stefanik to **approve the February 3, 2016 minutes**. Roll call: Yeas: Four. Nays: None. **Minutes approved**.

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. **Tabled**. No Action.
2. **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.
3. **Fiber Technologies Networks, LLC**
Site Plan approval for placement of telecommunications equipment on a new wooden utility pole in the public right of way on the SE corner of Royalton Road and West 130th Street near 12999 Royalton Road PPN: 483-17-006 in a Local Business District. **Tabled. Applicant request to be withdrawn from consideration.**

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **remove from table**. Roll call: Yeas: Four (Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Motion carried**.

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **remove from future agenda**. Roll call: Yeas: Four (Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Motion carried**.

NEW BUSINESS

1. **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.

Bob Nottrodt of Woodhill Properties, Inc. and George Hoffman of Hoffman-Metzker were present to speak regarding the preliminary site plan. The City Engineer stated that the Engineering comments from the original submittal for the subdivision were quite lengthy. He added that this is typical because of the residents which will be affected by a new development. He wanted to be sure that the concerns that were heard regarding the sketch plan were addressed. He said he spoke with Mr. Hoffman this morning and addressed a couple of the items. The Engineering Department received a revised plan this afternoon. He said they quickly reviewed it but because of the late submittal, the revised copy was not able to be distributed to PC members for their review. He said there are still a lot of outstanding items that need to be addressed. He said storm water is the major concern.

Mr. Kelly stated our City Engineer only received these plans late this afternoon and hasn't fully had time to address or vet them. Also, since the PC wasn't apprised of the plans to review, he recommends that the Applicant be given the opportunity to move to table and come back to the next PC meeting. The Chair agreed with the Law Director's concern. Mr. Hoffman said they would be willing to request to table the preliminary plan review.

Mr. Antoskiewicz requested that the category of wetlands be addressed before they have to make a decision. Mr. Schmitzer agreed and stated the Applicant will need to meet with a wetland consultant and get information regarding the category of wetlands and what wetland buffers will be required. If they wish to vary from the code, they will need to go before the BZA to request a variance. Mr. Hoffman asked if the variance is an issue that would have to take place before the preliminary review. Mr. Schmitzer responded it would be up to the PC; the PC has the option of giving an approval conditioned on BZA approval. Mr. Kelly stated that a conditional approval is possible but only if the preliminary plans are fully vetted in every other respect. Mayor Stefanik asked if the mounds and swales to divert the water to the retention basin will be on common property or private property. Mr. Hoffman responded that it will be within a storm easement on the private property. Mayor Stefanik asked if those residents would have to maintain the swales and mounds. Mr. Hoffman responded yes. The Mayor expressed his concern with the care or future removal of the mounds and swales after a period of time. He asked if it can go on common property so the Association could be responsible for it. Mr. Hoffman responded that if they had a 20 ft. wide common strip, it would infringe on the area on which to build the house, impacting the size of the dwelling and also creating an issue with the 50 ft. rear yard setback. For the record, Mr. Castrovillari arrived at 7:20 p.m.

Mr. Kelly spoke to the Applicants and stated that under the circumstances they can either request that the Commission table this application until the next meeting or the PC will be forced to vote on it. Mr. Hoffman stated that they would like to have this application tabled. The Building Commissioner questioned if the Applicant is not ready by the next meeting date, can it be continued to be tabled until they come back. The Law Director responded yes it will remain tabled until the Applicant returns and requests that it be removed from the table. Mr. Kulchitsky stated that the next meeting's deadline for public hearing notification has passed; also nothing is on the upcoming agenda. Therefore, the March 16th meeting will be canceled. He asked that the Applicant stay in contact with the PC secretary and provide us with adequate time to re-notify the residents of the Community of their resubmission.

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to table the preliminary site plan approval for **Woodhill Properties, Inc. / Indian Trails Subdivision Phase II**. Roll call: Yeas: Five (Miller, Antoskiewicz, Stefanik, Hannan, Castrovillari). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **adjourn the March 2, 2016 Planning Commission meeting**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:40 p.m.

APPROVED: /s/ Cheryl Hannan
Chair

DATE APPROVED: April 20, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary