

The North Royalton **Planning Commission** met in the **North Royalton Council Chambers on Wednesday, January 19, 2011**, to hold a **Public Hearing**. Vice-Chairman Don Willey called the meeting to order at 7:03 P.M.

Don Willey: Being after 7:00 p.m., the North Royalton Planning Commission will come to order. Please call the roll.

**Present: Mayor Stefanik, Don Willey,  
Victor Bull, Law Director Tom Kelly,  
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,  
Secretary Julie Broestl**

Don Willey: I need a motion to excuse Mike McCarthy for cause.

Moved by Victor Bull, seconded by Mayor Stefanik, to **excuse Mike McCarthy for cause.**

Don Willey: Call the roll please.

Mayor Stefanik: Yes.

Don Willey: Yes.

Victor Bull: Yes.

**Yeas – 3, Nays – 0**

**Motion carried. (3-0) – Mike McCarthy excused for cause.**

Julie Broestl: Tony Sandora.

Don Willey: Motion to excuse Mr. Sandora for cause.

Moved by Mayor Stefanik, seconded by Victor Bull, to **excuse Tony Sandora for cause.**

Don Willey: Please call the roll.

Victor Bull: Yes.

Mayor Stefanik: Yes.

Don Willey: Yes.

**Yeas – 3, Nays – 0**

**Motion carried. (3-0) – Chairman Tony Sandora excused for cause.**

Don Willey: Please stand for the Pledge of Allegiance.

Audience stood and cited the pledge.

Julie Broestl: Under the Public Hearing.

**Public Hearing:**

**AT & T Telephone Company / Gary Saylor, 9621 York Alpha Drive to 12725 York Delta Drive, General Industrial Zoned. Site Plan Approval to Board/Trench in the Right-of-Way and Utility Easements.**

Don Willey: Mr. Saylor is here. Please step up and give us your name and address and your pitch.

Gary Saylor approached the microphone.

Gary Saylor: My name is Gary Saylor from 6835 Green Leaf, Parma Hts., Ohio. My purpose of business is what we are doing here is placing conduit for placing fiber cable from the manhole that we just placed on York Alpha it is a cell site back on York Theta Drive or York Delta Drive, sorry, York Delta Drive, and we are trying to get fiber back to there with placing some manholes along the ways. Fiber is becoming more and more used by our company for different businesses. So, we want to place a couple of hand-holes along the way so that we can go to other businesses according to need. So, bore or trench, depending on the closeness of the facilities. Lot of buildings closer together we prefer to open cut it. That's about it.

Don Willey: Okay. Anyone else in the audience have any comments on this issue? Thank you Mr. Saylor. No questions from the Board I assume? Okay. A motion to move this AT & T telephone utility easement to the regular order of business.

Moved by Mayor Stefanik, seconded by Victor Bull, to **move AT & T to the regular order of business.**

Don Willey: Please call the roll.

Victor Bull: Yes  
Mayor Stefanik: Yes  
Don Willey: Yes

**Yeas – 3, Nays – 0**  
**Motion carried. (3-0)**

**May Industries/Allen Hodge, 9981 York Theta Drive, PPN: 483-12-003, General Industrial Zoned. Site Plan Approval for a Building Addition.**

Don Willey: Anyone here from May Company? Or May Industries, sorry.

Allen Hodge approached the microphone.

Mr. Hodge: Allen Hodge, New Waterford, Ohio.

Don Willey: What is your address sir?

Mr. Hodge: 47161 State Rt. 558.

Don Willey: Thank you. Go ahead.

Mr. Hodge: We would like permission to final site plans to submit plans for a storage building in the back side of the existing May Industries Property. The purpose of this cold storage building is to move some items that are outside currently and to just get them under roof. It is a relatively small building. 36-feet by 100-feet over the top of an existing concrete asphalt slab.

Don Willey: Okay. Anyone from the audience have any comments on this Public Hearing segment? Motion to move to the regular order of business.

Moved by Victor Bull, seconded by Don Willey, to **move May Industries to the regular order of business.**

Don Willey: Please call the roll.

Don Willey: Yes

Mayor Stefanik: Yes

Victor Bull: Yes

**Yeas – 3, Nays – 0**

**Motion carried. (3-0)**

Don Willey: Please have a seat and we will get back to this. I think that Mr. Saylor took off, didn't he? Go ahead.

**The City of North Royalton/North Royalton Family YMCA, 11409 State Road, PPN: 488-08-004, Local Business Zoned. Site Plan Approval for Renovations and Addition of the New YMCA.**

Tom Jordan approached the microphone.

Tom Jordan: Tom Jordan on behalf of the City of North Royalton. The City wishes to put a 13,000 square foot addition on the existing 32,000 square foot former Avalon Event Center.

Don Willey: Any other comments from the audience? Motion to move the YMCA Site Approval to the regular or of business.

Moved by Victor Bull, seconded by Mayor Stefanik, to **move the YMCA to the regular order of business.**

Don Willey: Please call the roll.

Mayor Stefanik: Yes  
Don Willey: Yes  
Victor Bull: Yes

**Yeas – 3, Nays – 0**  
**Motion carried. (3-0)**

Don Willey: Anything under miscellaneous? Motion to adjourn.

Moved by the Mayor Stefanik, seconded by Victor Bull, to **adjourn the Public Hearing.**

Don Willey: Please call the roll.

Don Willey: Yes  
Mayor Stefanik: Yes  
Victor Bull: Yes

**Yeas – 3, Nays – 0**  
**Motion carried. (3-0)**

**Public Hearing adjourned at 7:07 PM**

The North Royalton **Planning Commission** met in the **North Royalton Council Chambers on Wednesday, January 19, 2011**, to hold a **Regular Meeting**. Vice-Chairman Don Willey called the regular meeting to order at 7:07 PM.

Don Willey: Being after 7:00 pm, the North Royalton Planning Commission will come to order. Please call the roll.

**Present: Mayor Stefanik, Don Willey,  
Victor Bull, Law Director Tom Kelly,  
City Engineer Mark Schmitzer, Building Commission Rito Alvarez,  
Secretary Julie Broestl**

Moved by Victor Bull, seconded by Mayor Stefanik, to **excuse Mike McCarthy and Chairman Sandora for cause.**

Don Willey: Call the roll please.

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

**Yeas – 3, Nays – 0**  
**Motion carried. (3-0) – Mike McCarthy and Chairman Sandora excused for cause.**

Julie Broestl: I need a motion and a second to approve the minutes of January 5, 2011, or add any additions or corrections.

Don Willey: Are there any additions or corrections? Read what needs to be corrected.

Julie Broestl: There will be a correction on Page 3; Mayor Stefanik: Mr. Chairman, that has no relevance to this.

Don Willey: The correction is from relevance to no relevance. Motion to approve.

Moved by Mayor Stefanik, seconded by Victor Bull to **approve the change.**

Don Willey: Please call the roll.

Don Willey: Yes  
Mayor Stefanik: Yes  
Victor Bull: Yes

**Yeas – 3, Nays – 0**  
**Motion carried.**

Don Willey: Motion to approve the minutes.

Mayor Stefanik: As amended?

Don Willey: Yes, as amended.

Moved by Mayor Stefanik, seconded by Victor Bull, to **approve the minutes as amended.**

Don Willey: Please call the roll.

Victor Bull: Yes

Mayor Stefanik: Yes

Don Willey: Yes

**Yeas – 3, Nays – 0**

**Motion carried. (3-0) – Minutes of January 5, 2011 approved.**

Julie Broestl: Under Old Business.

**Old Business:**

**Woodcroft Glen**, Royalton Road, Woodcroft Glen Phase 2 Final Plat Approval.  
**Tabled. No Action.**

**North Royalton Animal Hospital**/Dr. P. Adam Hechko/Paul Beegan Architect.  
**Tabled. No Action.**

**Ordinance No. 10-105. Tabled. No Action.**

**Ordinance No. 10-131. Tabled. No Action.**

**New Business:**

**AT & T Telephone Company / Gary Saylor**, 9621 York Alpha Drive to  
12725 York Delta Drive, General Industrial Zoned. **Site Plan Approval to  
Board/Trench in the Right-of-Way and Utility Easements.**

Don Willey: Mr. Saylor has evacuated the building. To the Engineer, are there any questionable items that should be communicated at this time?

Mark Schmitzer: No. Actually, this is a continuation of what AT & T has performed a few months ago in our Industrial Park. The plans are acceptable. I just ask the applicant, and he has reviewed these comments, that they submit

three sets of the plans to the Engineering Department and Building Department for final review and permit issuance. At that point any questions regarding, if any construction easements are needed can be addressed with the applicant at that time. Full time inspections are to be paid for by AT & T.

Don Willey: Mr. Alvarez, do you have any comments?

Rito Alvarez: Mr. Chairman, I don't have any comments at this time.

Don Willey: Anybody else on the Board? Is it your recommendation that we approve this?

Mark Schmitzer: It is my recommendation that as presented we approve the plan.

Don Willey: Motion to approve the AT & T Right-Of-Way and Utility Easement down York Alpha Drive.

Moved by Victor Bull, seconded by Mayor Stefanik, to **approve AT & T work in the Right-of-Way and Utility Easement.**

Don Willey: Please call the roll.

Mayor Stefanik: Yes  
 Don Willey: Yes  
 Victor Bull: Yes

**Yeas – 3, Nays – 0**

**Motion carried. (3-0) – AT & T Site Plan Approval in 9621 York Alpha Drive**

**May Industries/Allen Hodge, 9981 York Theta Drive, PPN: 483-12-003, General Industrial Zoned. Site Plan Approval for a Building Addition.**

Don Willey: Mr. Hodge would you like to come back up and state your name and address and make your comments like you did in the Public Hearing portion.

Allen Hodge: Allen Hodge. 47161 State Rt. 558, New Waterford, Ohio. Respectfully requesting site plan approval for site plan approval contingent on Engineering review when we submit the building plans for the project. The site work is minimal, as I stated earlier. We are putting a roof over the top of an existing concrete and asphalt parking area, so we are not increasing any water shed. I will be utilizing the existing storm system that is in place. And we are requesting that we can move to the BZA and any Engineering items could be

addressed in conjunction with the building drawings that we submit for the building permit.

Don Willey: Does anybody have any questions? I have one. You mentioned an existing asphalt and concrete is the surface strong enough? In other-words, this addition, which kind of looks like a shed, is the surface strong enough to endure this addition?

Allen Hodge: Well, when we submit for the building plans and the building permits it would have its own foundation, it would have a separate foundation for the structure.

Don Willey: Okay. All right. Thanks. Any other questions from the Board members or anyone in the audience? To the Engineer.

Mark Schmitzer: Thank you Mr. Chairman. As the applicant has indicated, I have reviewed the plans and they seem to be fine. Just submit three sets to myself and Mr. Alvarez for review, final approval, and permit issuance. For the record, there is no net increase in the impervious area. It is an impervious shed replacing an impervious pavement. The applicant is fully aware with the previous project that they have done that any roof drains will tie into the storm system that is already available. Other than that, I don't see any issues and I recommend approval.

Don Willey: Okay. Thank you. Mr. Alvarez?

Rito Alvarez: Mr. Chairman. As the City Engineer stated, you should submit four sets of complete construction plans to the Building Department for review with respect to the Building Code. I believe that you are going to ARB. I don't see any reason why you would have to go to BZA.

Allen Hodge: Oh. Okay. I'm sorry.

Rito Alvarez: It's quite alright. We all make those mistakes. I certainly don't want to send you there.

Laughter

Rito Alvarez: No further comments.

Don Willey: Thank you. Any other comments from the Board members, questions, additions or deletions or amendments? No? Thank you sir good luck.

Moved by Mayor Stefanik, seconded by Victor Bull to approve the site plan for May Industries building addition.

Don Willey: Please call the roll.

Mayor Stefanik: Yes  
Don Willey: Yes  
Victor Bull: Yes

**Yeas – 3, Nays – 0**

**Motion carried. (3-0) – Site Plan Approval for May Industries Building Addition**

**The City of North Royalton/North Royalton Family YMCA, 11409 State Road, PPN: 488-08-004, Local Business Zoned. Site Plan Approval for Renovations and Addition of the New YMCA.**

Tom Jordan approached the microphone.

Tom Jordan: My name is Tom Jordan, I'm the City Development Director. 13834 Ridge Road. Briefly, the City of North Royalton in conjunction with our partner, the Greater Cleveland YMCA, purposes to renovate the existing Avalon Event Center which is currently a 32,000 square foot facility, into a 45,000 square foot Greater Cleveland YMCA facility. The City will own the facility and the operator will be the Greater Cleveland YMCA and its leaser. There is also a second leaser is the Parma Community General Hospital, which we literally have just signed a lease agreement as a second leaser of the property. We have with us this evening from Brandsetter Carroll, the two architects that will be presenting to you and generally going over the outline of the site plan with you. I appreciate your attention and also with us this evening is Mr. Glen Hailey, Executive Director from the Greater Cleveland YMCA. I thank you.

Don Willey: Thank you.

Holly Grambort approached the microphone.

Don Willey: Name and address.

Holly Grambort: I'm Holly Grambort, Brandsetter Carroll, 1220 West 6<sup>th</sup> Street, Cleveland, Ohio. Do you mind if I bring this with me to be on the record?

Don Willey: If you would like to.

Holly Grambort: Okay. So, what we have here on this site plan is; in brown, this is the existing Avalon Center. What we have on the two sides in this terra cotta orange are the proposed additions. On this side it will be used for the Parma Community General Hospital and on this side is where the natatorium and locker rooms for the Y portion of the building. We are doing very little changes to the site plan. You can see a little bit over here where we are changing the shape of the drive so that the hospital can have a drop off lane and so that they can have several handicapped parking spaces adjacent to the building. Their main purpose in being at this location is to do a rehabilitation programs, physical therapy, so they will have a lot of people who don't want to walk a great distance to get to their building, so that's what precipitated that change. The only other change that we really have is over here on the side where the size of the natatorium is encroaching a little bit into the existing parking lot, so we are just bumping out a little area to have the sidewalk continue around and the rest will just be filled in with grass. Otherwise, all these trees and all this landscaping that you see existing on the plan is what is currently there and is going to remain as is with the exception of cleaning up and trimming things that need to be trimmed. Any questions on that?

Don Willey: Nope.

Holly Grambort: No? Okay.

Don Willey: Any questions from any of the commission members? Have you all had a chance to read this? I'm going to use this to wallpaper my basement. Mr. Engineer, Mark?

Mark Schmitzer: Thank you Mr. Chairman. As I have stated in my commentary, and I have talked with one of your fellow colleagues regarding storm water management. All indications, preliminary in my discussions with him, are that the storm water management facility is people handling the additional, it looks to be an additional impervious area, but through the calculations it is actually a wash, if not a slight increase, but the basin was over designed as originally designed, so he has run through the calculations, I just asked that when final plans are submitted that the storm water management report submitted has that all in the report. I believe he is going in the right direction and I have indicated that in the storm water management report. Also, I just ask that verification that all the utilities are properly and adequately sized. I don't know with the large demand with the pool if the water line and that sort of stuff. If that would be putting an undo need or not be able to use water because you are filling a pool. I don't know enough about that, but if you could indicate somehow that the water supply to the Avalon is adequate.

Holly Grambort: Okay.

Mark Schmitzer: After approval here, submit four sets of the final plans to the myself and Mr. Alvarez for our review.

Holly Grambort: Is it four or three? I think the letter said three. I just want to be clear.

Mark Schmitzer: I will save you the hazel of probably asking you for another set, so four at least. That is all I have.

Holly Grambort: Okay.

Don Willey: So, that is four to each?

Mark Schmitzer: If it is going to be complete civil and architectural package, I will ask that you submit four to myself and four to Mr. Alvarez. If they are separate, I just need the civil. The architectural looks very nice but I only review the civil part. Everything that you can't see. Thank you.

Holly Grambort: Thanks for that clarification.

Don Willey: An other comments? Mr. Alvarez?

Rito Alvarez: Thank you Mr. Chairman. Just looking over the site plan, the question was do they have ample parking there and the answer is yes they do. As far as handicapped parking is available, it far exceeds state minimum standards are required. And that's a good thing. I really appreciate that as a professional myself. There are no setback issues. Everything looks good to me as far as the site plan. Again, our City Engineer has stated I need to have four complete sets of construction plans. I discussed with Amberto the other day a few building code issues as well. Hopefully I got him on the right track maybe. Save a few dollars here. I have no further comments.

Don Willey: Thank you Mr. Alvarez. I only have one question, and I thought it was a very good point that the Engineer brought up about the water supply and assuming that the water line is probably not adequate enough, but I don't know. So, I thought that was a very good point that was brought up. Where the storm water goes, will that retention basin as it is now be changed in anyway or be cleaned out and who's responsibility will it be to keep up the maintenance on that?

Mark Schmitzer: To answer your first part as far as I know, I have not seen any fine development plans but based on the review, no improvements will need to be made but a maybe a water quality or fisk which is really just a

modification to the control structure. To answer your second part with the maintenance, because that land is owned by the City of North Royalton, maintenance does fall onto us. I don't know if there are any agreements in place with the leasers and or the tenant to the north regarding maintenance I know that we are going to have some discussions regarding that. But maybe Mr. Jordan can answer.

Tom Jordan approached the microphone.

Tom Jordan: The City is responsible. But we hope to, with different agreements layoff some of the responsibility to all the people that currently or will use that detention basin. But, ultimately the City is responsible either through a lease agreement or through a negotiated agreement we will try to take care of the ongoing maintenance of it. But as City Engineer, Mr. Schmitzer has indicated, there are no currently required improvements to the detention basin.

Don Willey: All right. Do we have any other questions from anybody? Okay, motion to approve.

Moved by Mayor Stefanik, seconded by Victor Bull, to **approve the YMCA site plan for renovations and additions.**

Don Willey: Call the roll.

Victor Bull: Yes  
Don Willey: Yes  
Mayor Stefanik: Yes

**Yeas – 3, Nays – 0**

**Motion carried. Plan Approved for the YMCA Renovations and Addition**

Don Willey: Okay. Good luck, we are on our way.

Laughter

Don Willey: Any other business before this commission? Motion to adjourn.

Moved by Mayor Stefanik, seconded by Victor Bull, **to adjourn the Planning Commission meeting of January 5, 2010.**

Don Willey: Please call the roll.

Mayor Stefanik: Yes

Don Willey: Yes

Victor Bull: Yes

**Yeas – 3, Nays – 0**

**Motion carried. Meeting adjourned at 7:38 P.M.**

**Approved:** \_\_\_\_\_  
**Vice-Chairman Don Willey**

**Date:** \_\_\_\_\_

**Attest :** \_\_\_\_\_  
**Secretary Julie Broestl**