

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, April 5, 2017 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Vice-Chair Tim Miller and opened with the Pledge of Allegiance.

**PRESENT:** Planning Commission: Vice-Chair Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer.

## **PUBLIC HEARING:**

The Secretary to the PC stated Public Hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

1. **Matteo Business Park.** Carmen Matteo, owner of Matteo Business Park is seeking site plan approval in order to construct an addition to an industrial building which is located at 12492 York Road, also known as PPN: 483-06-011 in a General Industrial District.

Carmen Matteo stated he is connecting two existing buildings for their business to move into.

**Moved** by Mr. Castrovillari, seconded by Ms. Fenos to **move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

2. **Matteo Business Park.** Carmen Matteo, owner of Matteo Business Park is seeking site plan approval in order to construct an accessory structure which will be located at 12492 York Road, also known as PPN: 483-06-011 in a General Industrial District.

Carmen Matteo stated the structure is to accommodate their business which is moving into the parkway in North Royalton.

**Moved** by Mr. Castrovillari, seconded by Ms. Fenos to **move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

3. **Royalton Business Park.** Dean Asimes of Axios Investments 1, LLC on behalf of The Norwood Group / Royalton Business Park is seeking site plan approval for proposed parking lot improvements located at 10139 Royalton Road, also known as PPN: 483-24-002 in a General Industrial District.

Dean Asimes stated they are looking at a parking lot expansion to the front of the building to accommodate additional employee growth at the 10139 Royalton Road facility. He said he is aware that part of the parking lot expansion will require a zoning variance and they are also aware of the widening of Route 82.

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

4. **82nd Street Properties III, LLC.** Dean Asimes of The Norwood Group on behalf of 82nd Street Properties III, LLC is seeking site plan approval to construct a warehouse facility to be located at

10500 Royalton Road, also known as PPN: 483-13-012 and 483-13-013 in a General Industrial District.

Dean Asimes stated he is seeking approval for an additional accessory structure to be placed on this property. He stated the property is deed restricted and he is looking to redevelop this space for tenancy. He said the parcel is approximately 1½ acres. It currently contains a 3,000 sq. ft. building. They are looking to add additional warehousing function to make it a more useable property.

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

### **ADJOURNMENT OF THE PUBLIC HEARING**

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

**The Public Hearing adjourned at 7:10 p.m.**

### **REGULAR MEETING**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, April 5, 2017 in regular session.** The meeting was called to order at 7:10 p.m. by Vice-Chair Tim Miller.

**PRESENT:** Planning Commission: Vice-Chair Tim Miller, Larry Antoskiewicz, Jessica Fenos, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, City Engineer Mark Schmitzer.

### **OLD BUSINESS**

1. **Woodcroft Glen Phase II**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **Tabled.** 180 day extension expires 9/4/17
2. **Indian Trails Subdivision Phase II**. 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 Indian Trails Phase I. **Tabled.** 180 day extension expires 6-10-17. No action.
3. **Royalton Place Ltd.** 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. Project started, no further action required.**
4. **Line-X of Greater Cleveland**. Seeking building plan and site plan approval which was received on January 6, 2016. **Tabled.** 180 day extension expires 7/3/17. No new information submitted or known. No action.

5. **Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owner Constantine and Trisha Glaros** is seeking conditional use approval and site plan approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at 10109 Delsy Drive also known as PPN: 481-15-009 in a R1-A zoning district. **Tabled.**

## NEW BUSINESS

1. **Matteo Business Park.** Carmen Matteo, owner of Matteo Business Park is seeking site plan approval in order to construct an addition to an industrial building which is located at 12492 York Road, also known as PPN: 483-06-011 in a General Industrial District.  
(See joint comments below)

**Moved** by Ms. Castrovillari, seconded by Mayor Stefanik to **approve the final site plan for an addition to an industrial building at 12492 York Road.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

2. **Matteo Business Park.** Carmen Matteo, owner of Matteo Business Park is seeking site plan approval in order to construct an accessory structure which will be located at 12492 York Road, also known as PPN: 483-06-011 in a General Industrial District.

Mr. Matteo stated the business is currently located in Brecksville. The Building Commissioner stated Mr. Matteo was here in 2014 with the same proposal which received approval with requirements that the addition between the two buildings match. His construction documents do comply with that requirement. The only change is on the second order of business; he increased the storage building at the rear of the property slightly. He said the Building Division has no objections to the proposal and recommends final approval for both items.

The City Engineer stated the applicant previously was going for a 20 ft. x 30 ft. structure. He is currently seeking approval for a 40 ft. x 60 ft. structure. The Applicant has moved the building up closer to the building and further away from the creek. He is outside the riparian setbacks. He stated he would like to see all of the downspouts connected to an underground system and/or splashing of downspout outlet through a vegetative filter strip. He asked that more detailed site plans be re-submitted to the Engineering Department for approval. He said at that time they will look to see if the impervious areas will need replaced by planting of grass. As a redevelopment, no additional stormwater management is required. He recommended PC final approval for both items.

**Moved** by Ms. Fenos, seconded by Mr. Castrovillari to **approve the final site plan for an accessory structure at 12492 York Road.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

3. **Royalton Business Park.** Dean Asimes of Axios Investments 1, LLC on behalf of The Norwood Group / Royalton Business Park is seeking site plan approval for proposed parking lot improvements located at 10139 Royalton Road, also known as PPN: 483-24-002 in a General Industrial District.

Mr. Asimes stated they are running out of parking spaces for the existing tenants; several want to continue to grow and add employees. It will pose a problem to hire more employees if they do not have the available parking areas. He said we tried to nest the parking, angle it and create one-way traffic to be able to squeeze the area in the front to accommodate as many parking spaces as possible vs. head-ins on both. He responded to the option of parking in the rear of the facility. He said there is a creek bed running through the back which bisects the parcel. He said not only are there wet lands, but it would also create an issue of piping that would be past the 200 lineal feet and therefore would need approval from the Army Corps and also the Ohio EPA. The parking field in the back is 200 to 300 feet from the front entrances.

The Building Commissioner stated the Applicant is aware of the widening of Route 82. The proposal is to expand their parking lot north in the direction of Route 82. This would require at least two variances from BZA. The first is for a 50 foot setback from the existing right-of-way line; landscaping is required to occur within that 50 foot setback. With this proposal a variance is required with the potential expansion of the Route 82 widening; the resulting landscaping strip between the parking area and the sidewalk varies from two to three feet. He recommended Planning Commission review the application and possibly request Mr. Asimes to table the application for further consideration or request only a preliminary site plan approval and return to the Planning Commission with a solution of how he is handling the lack of landscaping. The Building Commissioner stated either ornamental fencing or something to soften the fact that parking is almost directly next to a sidewalk so you know where the parking lot ends and the sidewalk begins.

The City Engineer stated their site plan is laid out to get the maximum amount of parking for the growth that they are seeing with their tenants. The Engineering Department will review to see how much additional stormwater management will be required. Because the site was not constructed as it was originally intended, such as less pavement was put down vs. what they were approved for, it may need additional pipes in the pavement. The improvement plans for the 82 widening will be substantially up on their property. There is not much room between the curb and the sidewalk. Something needs to be considered to protect the traveling public. There are other portions of the property that are potentially available but harder to get to. They can possibly have employee parking behind the back side of the building which would minimize the number of parking spaces out front. Mr. Schmitzer said the widening of the western part of Route 82 is scheduled for 2018; the eastern part is scheduled for 2019. Mayor Stefanik stated that from his observation, the business parking lot is normally packed.

The Law Director asked the Applicant if he would be willing to table this until we get a plan that would meet some of the concerns that were addressed. Mr. Asimes asked if he could receive a preliminary approval contingent upon the BZA approval as well as working with the Building Department and Engineering Department to accommodate the concerns.

Mr. Asimes said he would like to request preliminary site plan approval at this time.

**Moved** by Mr. Castrovillari, seconded by Ms. Fenos to **approve the preliminary site plan approval based on the contingencies set for by the Building Division and the Engineering Department.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

4. **82nd Street Properties III, LLC.** Dean Asimes of The Norwood Group on behalf of 82nd Street Properties III, LLC is seeking site plan approval to construct a warehouse facility to be located

10500 Royalton Road, also known as PPN: 483-13-012 and 483-13-013 in a General Industrial District.

The Building Commissioner stated the landscaping plan still needs to be submitted to the Building Department for review. He stated an enclosed dumpster location on the site is required.

The City Engineer stated they have been working with the Applicant and his Engineer on this property and they are providing stormwater management on the site that will help slow down the water flow. Plans will need to be submitted to the Northeast Ohio Sewer District for their approval and also to Soil and Water Division. He recommended approval of the submitted plans.

**Moved** by Ms. Antoskiewicz, seconded by Mayor Stefanik to **approve the final site plan approval for a warehouse facility at 10500 Royalton Road.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**MISCELLANEOUS**

The next scheduled meeting is April 19, 2017. At that meeting we will hold an election for the PC Chairman.

**ADJOURNMENT**

**Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **adjourn the April 5, 2017 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

**Meeting adjourned at 7:35 p.m.**

APPROVED: /s/ Timothy Miller  
Chair

DATE APPROVED: June 21, 2017

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary