

The North Royalton Planning Commission Caucus was held on Wednesday, October 6, 2010 and started at 6:45 P.M.

Present: Mayor Robert Stefanik, Chairman Tony Sandora, Michael McCarthy, Victor Bull, Don Willey, Law Director Tom Kelly, Building Commissioner Rito Alvarez, City Engineer Mark Schmitzer, Larry Antoskiewicz, Nick Cinquepalmi, Paul Marnachek.

Planning Commission Agenda Reviewed.

Public Hearing

Call to order

Roll Call

Opening Ceremony – Pledge of Allegiance

Public Hearing

Ordinance No. 10-105 – An Ordinance accepting the dedication of 639 feet of Yorkshire Way and 175 feet of Butternut Lane in the Villas of Worthington Subdivision Phase 2B from Pride One York Royalton LLC, and Declaring an Emergency.

Pat Rakoci can not be here tonight.

Motion and a second to refer to the regular order of business

Regular Meeting

Old Business

Woodcroft Glen Phase 2 Final Plat Approval. Tabled. No action.

Ordinance No. 10-85 – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, by creating a new Chapter 1292 Wind Energy Turbines, and Declaring an Emergency. Tabled.

I'll need a motion and a second to remove from the table.

Roll call.

Report from Department heads and Commission Members.

Motion and a second to refer to Council.

Roll call.

North Royalton Animal Hospital – Dr. P. Adam Hechko / Paul Beegan Architect. 9027 Ridge Road, PPN 489-04-006, Local Business Zoning. Site Plan Approval for Improvements and Building Addition. Tabled. Going to Board of Zoning Appeals.

New Business

Ordinance No. 10-105 Dedication of Subdivision Phase 2B from Pride One York Royalton LLC.

Per Pat Rakoci will not be present this evening due to another meeting.

\*Per Engineering, Mark Schmitzer, construction for Phase 2B is currently ongoing.

Report from Department Heads and Commission Members.

Motion and a second to table

Roll call.

Motion and a second to adjourn

Roll call.

Chairman Sandora: Now I will call the regular meeting of **North Royalton Planning Commission meeting for Wednesday, October 6, 2010.**

Mrs. Broestl, please call the roll.

**Present: Chairman Tony Sandora, Mayor Stefanik,  
Don Willey, Mike McCarthy, Victor Bull, City Engineer Mark Schmitzer,  
Building Commission Rito Alvarez,  
Law Director Thomas Kelly, Secretary Julie Broestl.**

Chairman Sandora: I forgot to adjourn the Public Hearing. We need approval of the minutes.

Julie Broestl: I need a motion and a second to excuse Victor Bull from voting on the minutes of September 22, 2010.

Moved by Don Willey, seconded by Mike McCarthy, **to excuse Victor Bull, from voting on the minutes of September 22, 2010,**

Chairman Sandora: I have a motion and a seconded to excuse Victor Bull from voting on the minutes of September 22, 2010. Mrs. Broestl, please call the roll.

Mayor Stefanik: Yes.  
Don Willey: Yes.  
Mike McCarthy: Yes.  
Chairman Sandora: Yes.

**Yeas - all. Nays - none.  
Motion carried (4-0)**

Mrs. Broestl: I need a motion and a second to approve the minutes of September 22, 2010.

Moved by Don Willey. Seconded by Mike McCarthy. To **approve the minutes of September 22, 2010.**

Chairman Sandora: It has been moved and seconded to approve the minutes of September 22, 2010. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes.  
Mayor Stefanik: Yes.  
Don Willey: Yes.  
Chairman Sandora: Yes.

**Yeas - all. Nays - none.  
Motion carried. Minutes of September 22, 2010 approved.**

**Woodcroft Glen Phase 2** Final Plat Approval. **Tabled. No action.**

**Ordinance No. 10-105** – An Ordinance accepting the dedication of 639 feet of Yorkshire Way and 175 feet of Butternut Lane in the Villas of Worthington Subdivision Phase 2B from Pride One York Royalton LLC, and Declaring an Emergency.

Public Hearing notices were posted.

Chairman Sandora: This is the Public Hearing and the applicant is not here for this 10-105. Anyone in the audience have anything to say on this? Nobody? There will be another Public Hearing on this at a later date with notices sent to the residents within 500-feet of this project. Can I have a motion to refer this to the regular order of business.

Moved by Mayor Stefanik, seconded by Victor Bull, **to move Ordinance 10-105 to the regular order of business.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

Don Willey:	Yes
Mayor Stefanik:	Yes
Mike McCarthy:	Yes
Victor Bull:	Yes
Chairman Sandora:	Yes

**Yeas - all. Nays - none.**

**Motion carried. (5-0)**

**Ordinance No. 10-85** – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, by creating a new Chapter 1292 Wind Energy Turbines, and Declaring an Emergency.

Julie Broestl: This is tabled. I'll need a motion and a second to remove it from the table.

Moved by Don Willey, seconded by Victor Bell **to remove Ordinance No. 10-85 From the table.**

Chairman Sandora: It has been moved and seconded. Mrs. Broestl, please call the roll.

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

**Yeas - all. Nays - none.**

**Motion carried.**

Chairman Sandora: Ordinance No. 10-85 deals with the wind energy turbines. Anyone on the Board have anything on this?

Don Willey: Mr. Chairman. We do have one applicant down on the Industrial Park that is very interested in pursuing this. He is going through the process now of getting various sundries, grants so, this legislation is very timely. Thank you, Mr. President.

Chairman Sandora: Thank you Mr. Willey. Mr. Alvarez, do you have anything on this?

Rito Alvarez: No Mr. Alvarez.

Chairman Sandora: Mr. Schmitzer do you have anything on this?

Mr. Schmitzer: Nothing to offer Mr. Chairman.

Chairman Sandora: Can I have a motion to refer this to council for approval.

Moved by Mayor Stefanik, seconded by Don Willey, **to approve and refer Ordinance 10-85 to Council.**

Chairman Sandora: We have a motion and a second to approve and refer to Ordinance 10-85 to council. Mrs. Broestl, please call the roll.

Don Willey: Yes.  
Mayor Stefanik: Yes.  
Mike McCarthy: Yes.  
Victor Bull: Yes.  
Chairman Sandora: Yes.

**Yeas - all. Nays - none.**

**Motion to refer to Council. (5-0) - Ordinance 10-85 is approved and referred to Council**

**North Royalton Animal Hospital – Dr. P. Adam Hechko / Paul Beegan Architect. 9027 Ridge Road, PPN 489-04-006, Local Business Zoning. Site Plan Approval for Improvements and Building Addition. Tabled and there will be no action.**

Chairman Sandora: It is tabled and will remain tabled.

**New Business**

**Ordinance No. 10-105** – An Ordinance accepting the dedication of 639 feet of Yorkshire Way and 175 feet of Butternut Lane in the Villas of Worthington Subdivision Phase 2B from Pride One York Royalton LLC, and Declaring an Emergency.

Chairman Sandora: Thank you. Mr. Schmitzer?

Mark Schmitzer: Yes, Mr. Chairman. The applicant, at this time, not ready for this Planning Commission to act on the request. Once that is ready I will inform all necessary committees and then we can act on it at that point.

Chairman Sandora: Thank you Mr. Schmitzer. Mr. Alvarez, do you have anything on this?

Rito Alvarez: No comment Mr. Chairman.

Chairman Sandora: Anyone on the Board have anything to say on this? A motion to table Ordinance 10-105.

Moved by Don Willey, seconded by Victor Bull, to **table Ordinance No. 10-105.**

Chairman Sandora: It has been moved and seconded to table Ordinance No. 10-105. Mrs. Broestl, please call the roll.

Mayor Stefanik:	Yes.
Don Willey:	Yes.
Mike McCarthy:	Yes.
Victor Bull:	Yes.
Chairman Sandora:	Yes.

**Yeas - all. Nays - none.**

**Motion carried. (5-0) Ordinance 10-105 Tabled**

Chairman Sandora: Anything under miscellaneous? I need a motion to adjourn.

Moved by Victor Bull, seconded by Don Willey, **to adjourn the Planning Commission meeting of October 6, 2010.**

Chairman Sandora: It has been moved and seconded to adjourn the meeting. Mrs. Broestl, please call the roll.

Mike McCarthy: Yes.  
Mayor Stefanik: Yes.  
Victor Bull: Yes.  
Don Willey: Yes.  
Chairman Sandora: Yes.

**Yeas - all. Nays - none.**

**Motion Carried. (5-0)**

**Meeting adjourned at 7:28 pm**

Approved: \_\_\_\_\_ Tony Sandora \_\_\_\_\_

Date: \_\_\_\_\_ 10-06-2010 \_\_\_\_\_

Attest: \_\_\_\_\_ Julie Broestl \_\_\_\_\_