

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, February 3, 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, Frank Castrovillari, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, 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. **May Properties LTD / May Industries / Hodge Construction**

Seeking building plan approval and site plan approval for a proposed commercial building addition located at 9981 York Theta Drive also known as PPN:483-12-003, in a General Industrial District.

Matthias Dost, Treasurer of May Industries, spoke on behalf of May Industries / Hodge Construction. He stated they would like to build a small addition on the back of the current property (building). They are trying to grow their business by bringing work back to this location which is currently being outsourced.

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

The Public Hearing adjourned at 7:04 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, February 3, 2016 in regular session**. The meeting was called to order at 7:04 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 Kulchytsky, City Engineer Mark Schmitzer.

APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mr. Castrovillari **to approve the January 6, 2016 minutes**. Roll call: Yeas: Five. 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. Request for 180 day extension.**

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to remove from the table. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Rick Porter spoke on behalf of Gross Builders. He stated that due to market conditions, they have requested multiple numbers of extensions. He said that they would like to move forward within the next three months or so to request the Commission to remove the contingency of the street extension from Woodcroft Phase II plat approval and to approve that plat at that time without that condition. He added that in doing so, when they received their approval for the Royalton Place Apartments, they are moving the access road that was tied to the Woodcroft Trace extension through the Royalton Place Senior facility; basically swapping the two out. He asked if the Board would like him to go into more detail. Mr. Kelly stated that it would be more appropriate to have the plan reviewed by Engineering Department, Mayor's Office and the other appropriate Departments before it is presented to the Planning Commission. Mr. Porter said he has spoken to some of the staff and will continue to work with them. He said he would like to request a 90 day extension.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve a 90 day extension**. Roll call: Yeas: Five (Castrovillari, Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Extension granted.**

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. Request for 180 day extension.**

Moved by Mayor Stefanik, seconded by Mr. Miller to **remove from the table**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Carmen Matteo, owner of Matteo Business Park, LLC, stated he is seeking a 180 day extension on the project. He said he hopes to get going this Spring.

Moved by Mr. Miller, seconded by Mr. Castrovillari to **approve a 180 day extension**. Roll call: Yeas: Five (Castrovillari, Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Extension carried.**

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.**

NEW BUSINESS

1. **May Properties LTD / May Industries / Hodge Construction**
Seeking building plan approval and site plan approval for a proposed commercial building addition located at 9981 York Theta Drive also known as PPN:483-12-003, in a General Industrial District.

Matthias Dost, Treasurer of May Industries, spoke on behalf of May Industries / Hodge Construction. Mr. Kulchytsky stated the Building Division was concerned if there was adequate parking. Mr. Dost confirmed that there is adequate parking for all the shifts at their site two doors down in addition to the parking at this location. Mr. Kulchytsky stated that the Building Division has received documents from their Builder who is unavailable to attend the meeting this evening. Mr. Dost explained that the Builder's flight was delayed and should be here shortly. Mr. Kulchytsky stated that additional information is required to complete our review in order to secure approval of the permit. He asked the Applicant to briefly describe what the purpose of the expansion of this facility is. Mr. Dost stated they need additional room to bring an operation in-house which is currently offsite with another company. The operation is to refurbish metal containers by going through an enclosed burn off oven. Mr. Kulchytsky asked the Applicant if the purpose of this facility is to bring in jobs that were outsourced to the Akron area and bring them back in house. The Applicant responded yes. Mr. Kulchytsky asked that they submit the necessary documents that are required for the Building Division to conduct their review of the furnace and other items that are necessary to have it function. The Applicant responded they will provide the Building Division with the necessary documents. Mr. Schmitzer stated that the site plan shows no development in the flood zone that is indicated. He asked the Applicant to confirm that they do not plan to encroach any further than what the site plan shows, that the building will be placed on the gravel lot and that they will be connecting the storm sewers from the gutters to the existing storm sewer that is on site. He added that he sees no reason for them to be going downhill to do any grading or anything of that nature. The Applicant stated that is correct. Mr. Schmitzer reminded the Applicant if they do need to do that, it will require a flood plain development permit. Mr. Kulchytsky said that the Fire Department's comments regarding fire resistance ratings of proposed building materials and the possible need for additional fire protection features will be handled internally by the Building Division to make sure they are in compliance with the Ohio Building Code. Mayor Stefanik asked the Building Commissioner if he is comfortable to approve this now and work out the few minor details. Mr. Kulchytsky responded yes he is. He added they are basically putting up a building that matches their existing metal frame building and sees no reason to withhold this. Mr. Castrovillari asked if the furnace stacks will alter the building visually. Mr. Kulchytsky responded that it is so far from the street and has no impact on esthetics as long as it matches the building. The Applicant stated he understands and they will work with the Building Commissioner and City Engineer.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the building plan and site plan for a proposed commercial building addition located at 9981 York Theta Drive** also known as PPN:483-12-003. Roll call: Yeas: Five (Miller, Antoskiewicz, Castrovillari, Stefanik, Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Castrovillari to **adjourn the January 6, 2016 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:16 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: March 2, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary