

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, February 22, 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, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytsky, Law Director Thomas Kelly, City Engineer Mark Schmitzer, Director of Community Development Tom Jordan.

## **PUBLIC HEARING:**

The Secretary to the PC explained the meeting process and followed up with the statement that the public hearing notices were sent to property owners within 500 feet of the property in question and were posted for the required period of time. The Law Director welcomed the attendees and expounded on the procedures. He explained that Group Homes are protected under the Federal Fair Housing Standards by the State and Federal Government as well as our City to protect people with disabilities. The homes are a permitted use under the City Codes in a Residential District. The questions of who will be residing in the home are prohibited.

1. **Morel Landscaping.** **Robert Morel of Morel Landscaping LLC and LAF Development LLC on behalf of property owner Joyce MacDowell** is seeking approval of a lot consolidation of PPN: 483-18-016 and PPN: 483-18-018, approval of similar use to operate a landscaping business, and site plan approval at **13928 Progress Parkway** also known as PPN: 483-18-016 and PPN: 483-18-018 currently zoned as General Industrial District.

Richard Landell, attorney for both Morel Landscaping LLC and LAF Development LLC spoke on behalf of Robert Morel who was also present. Mr. Landell state they are asking for a similar use determination to allow Mr. Morel to operate a landscaping business at the facility. He said they are also seeking a lot consolidation of a developed lot and an undeveloped lot. He said the undeveloped lot only has economic value as a service lot to an adjoining lot. The topography does not lend itself to be developed as a stand-alone lot. He added that they are also seeking preliminary site plan approval so Mr. Morel can operate his landscaping business out of the facility. He stated LAF Development will be the owner of the properties and will lease the properties to Morel Landscaping. The application and submittal packet contained the proposed site plan.

Sandy Namath of Allied Witan Company, 13805 Progress Parkway, stated they have been there since approximately 1973. She expressed her concerns regarding the problems of excessive parking on Progress Parkway. She said the businesses at the top of the street have taken over the street for parking their vehicles. They park vehicles opposite of driveways all day long making it difficult for semi-trucks to maneuver the street. Pedestrians need to walk down the center of the road; this creates a dangerous condition. Trying to pull into the street creates a backup of traffic on Royalton Road. There will be increased traffic on this street from Morel Landscaping. She said she has spoken with the Safety Director and is again asking the City to resolve this issue. Mr. Jordan responded, the Building Division will follow-up on the issues of parking on the street with the businesses located by the entry way to the Industrial Parkway. They need to be respectful to the neighbors and abide to the resolution.

Mike MacDowell, 13927 Progress Parkway, stated they have operated business on Progress Parkway since 1978. He agreed with the concerns regarding the parking issues towards the top of the street.

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

2. **Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owner Vitosante Ragone** 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 on PPN: 481-29-002 York Road in a RM-D zoning district.
3. **Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owner Vitosante Ragone** 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 on PPN: 481-07-028 Sprague Road in a R1-A zoning district.
4. **Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owners 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.

Mike Cloud serves as President for both North Coast Design Build and Cloud-Sprenger Properties, which are the design build contractor and developer for the proposed projects. He also is the engineer on record for the project. Mr. Cloud addressed the Board on all three projects. He stated the proposed project is three separate five bedroom homes which will house people with disabilities. These are people with physical and/or cognitive impairment; they were born with the disability and need assistance to live out their daily lives. He added all but one is confined to wheel chairs. No future residents will ever be any of the following: drug or alcohol rehab patients, juvenile delinquents or mentally ill released convicts from a half-way house setting. These homes are licensed by the state of Ohio to provide a home in a family-style setting for disabled adults.

Mr. Cloud said in most cases the people that are moving into the new homes being built are coming from an institutional type facility similar to an assisted living facility. The State and the Federal Government has said people with disabilities are to be afforded the opportunity to live like you and I, in a home setting with a small family-like group of peers, in a safe, functional environment. He said, normally they are upgrading their quality of lives by taking them out of a more institutional setting and giving them their own home to live in. They are generally leaving a pretty functional environment. He said the case before us tonight is a little different; the Mentor Network took over the Pinegrove facility last year. The choice of location in North Royalton was based on where the residents' families and guardians live and where they want to live. There is a dire need for these residents. The people we are building homes for aren't living exactly in that assisted living type facility just described. They are living in a converted old restaurant in Parma.

The homes are designed for wheel chairs. The houses are designed to emulate the style of the neighborhood so it fits in; ranch houses with brick and vinyl siding, redwood trim, stone sills, hip

30 year dimensional shingle roof, shake accents on the front gables, privacy fences and professionally designed landscaping. The home will be indistinguishable from any other on the street; they will not have a wheel chair ramp. Parking has been designed so the staff and visiting family can park off the street in an area screened from neighbors. The residents leave each morning to go to therapy, school or work; they are transported in an ordinary sized van which also has off-street and out of sight parking. The homes will have a secluded patio and back yard for the residents. The backyards will be screened with lots of trees and landscaping beds. Mr. Cloud continued his presentation explaining the plans and the designs of each home. He added no water from storm drainage goes onto neighboring properties. The Sprague Road property backs up to the city's water treatment plant with residential on either side. He said because of the tighter residential nature of the Delsy property, it has been designed to have a garage to house the van and provide storage.

Joe Kowalsky, Director of Business Development for the Mentor Network and REM Ohio stated this agency will provide the necessary critical service, 24 hour supervision and care at each of these homes and help the residents with their daily needs. He spoke briefly on Mentor Network and REM Ohio and the individuals they serve. He said the Mentor Network is a large national organization that supports people all over the country who have developmental disabilities as well as other barriers. He said this particular project is specific to REM Ohio which is a local company. It is their desire that the individuals they support and homes in the community are a part of the community and give back to the community by adding value in ways of volunteering and supporting local efforts. He said these individuals will be moving from a large aging facility that does not meet their needs. They are excited about the chance to provide a new smaller living arrangement in a neighborhood where these individuals and their families want to live. He said these services are ICF, Intermediate care facility; the residents need support with the basic activities of daily living. At least two staff members are there at all times to support the individuals with basic activities such as changing, showering, eating, and transferring from wheelchair in and out of bed.

Linda McCrae, 6584 Wedgewood Drive, North Olmsted, said she is the mother of Daniel McCrae. Daniel is 31 years old; he was born with a congenital disease. He is 4 feet tall, weighs 75 lbs. and functions at a very low level of six month to one year old. He has been living at Pinegrove for ten years sharing a room with one or two other residents. She is very happy with the care workers and the care he receives. She said she is excited at the possibility of Daniel moving into a new home in North Royalton where he can have his own room. The commute is short; he comes home to visit often. She said the residents there are the kindest, gentlest people you would ever want to meet; you would love to have them as a neighbor.

Mitchell Hart, 15351 Ashland Drive, Brookpark, stated his sister has been a resident of Pinegrove for the last 18 months. She was no longer able to be cared for by her elderly parents in the family home. He said the care at Pinegrove is great and she has expanded her boundaries since she moved. She attends daily activities at the Parma workshop and she comes home for the weekends. She has two roommates, but she misses having her own private room. He said he is looking forward to the move into the new facility and hopes that the residence of North Royalton will welcome her.

The Clerk read into record three affidavits:

Elaine and Robert Straka, 10061 Delsy Drive, stated multiple reasons why they disapproved of the Delsy Road Group home.

Ronald Knotek, 10132 Delsy Drive, stated he disapproves of the proposed group home on Delsy Drive.

Richard Theus, 10053 Hawley Drive, state he is in favor of the proposed group home on Delsy Drive and expressed his full-fledged support of the home.

Dan Langshaw, Ward 3 City Councilman, stated he is in favor of the proposed group home on York Road. He stated the Blossom Hill group home on Abbey Road has been a positive member of the community. He said he would like to make sure there will be buffering on all sides of the property from the neighboring properties.

Linda Campbell, 10121 Delsy Drive stated she was concerned regarding the current condition of the property which is infested with flees, the excess traffic on a narrow street without sidewalks, and the potential of additional storm water increasing flooding issues.

Mike (Kawinski?), resident at 11302 York Road, property to the south of the proposed York Road group home. He stated he welcomes the group home. He expressed his concern regarding light pollution from the parking area which would be in his back yard. He stated he wants to protect the rural feeling of the area and wants to keep his backyard dark. He also asked if this large piece of property will be developed further with additional buildings. He also was concerned about the standing water on the property.

John Nickell, Ward 1 Councilman, stated he received many calls regarding the proposed group home on Delsy Drive. He expressed his constituent's concerns regarding increased traffic on this narrow street that has no curbs or sidewalks, the poor drainage in the ditch and culvert and questioned the ability of the retention basin's ability to handle the excess water and possible flooding in the cul-de-sac. He said these properties are small and the homes are close together. He added this site over the other sites is not the right location and he would like them to consider another site.

Jason Kimmel, 10869 Gregory Lane, said he is a patrolman in the city of North Royalton. He expressed his concerns regarding safety issues. He stated there are a large number of calls for police and fire to each of the existing Group homes in our City. He gave multiple facts regarding the calls for each of the homes. He said as a first responder he has concerns for the safety of the residents. The city will have to bear the costs as far as response for police investigations, etc.

Joshua Martino, 10097 Delsy Drive, stated his property is located to the east of the proposed group home. He spoke in opposition of the group home on many issues including the narrow size of the road with limited space for parking and the additional traffic, ancillary pieces which will be necessary for the home, the issue that the group home will change the character of the neighborhood decreasing property value of the homes and their concerns.

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

**The Public Hearing adjourned at 8:40 p.m.**

**A short recess was taken.**

## **REGULAR MEETING**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, February 22, 2017 in regular session**. The meeting was called to order at 8:50 p.m. by Vice-Chair Tim Miller.

**PRESENT:** Planning Commission: Vice-Chair Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytsky, Law Director Thomas Kelly, City Engineer Mark Schmitzer, Director of Community Development Tom Jordan.

### **APPROVAL OF MINUTES:**

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the October 5, 2016 minutes** as submitted. Roll call: Yeas: Four (Mayor Stefanik, Mr. Miller, Mr. Castrovillari, Mr. Antoskiewicz). Nays: None. **Motion carried**.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the December 20, 2016 minutes** as submitted. Roll call: Yeas: Three (Mayor Stefanik, Mr. Miller, Mr. Antoskiewicz). Nays: None. Abstained: Mr. Castrovillari. **Motion carried**.

Moved by Mayor Stefanik, seconded by Mr. Miller to **approve the January 4, 2017 minutes** as submitted. Roll call: Yeas: Four (Mayor Stefanik, Mr. Miller, Mr. Castrovillari, Mr. Antoskiewicz). Nays: None. **Motion carried**.

### **OLD BUSINESS**

1. **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. No new information has been submitted. **The 180 day extension has expired. This item will be removed from the next PC agenda.**
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 Indians Trails Phase I. **Tabled**. 180 day extension expires 6-10-17. No action.
3. **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. No action.

4. **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.** No new information submitted or known. No action.
5. **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.

## NEW BUSINESS

1. **Morel Landscaping.** Robert Morel of Morel Landscaping, LLC and LAF Development, LLC on behalf of property owner Joyce MacDowell is seeking approval of a lot consolidation of PPN: 483-18-016 and PPN: 483-18-018, approval of similar use to operate a landscaping business, and site plan approval at **13928 Progress Parkway** also known as PPN: 483-18-016 and PPN: 483-18-018 currently zoned as General Industrial District.

Richard Landell, attorney for both Morel Landscaping LLC and LAF Development LLC spoke on behalf of Robert Morel who was also present. The Building Commissioner stated the Building Division has no comment regarding the lot consolidation. He addressed the request for similar use determination and asked the Applicant if they would have production of materials on sight and asked that the Applicant describe what that would entail. Mr. Landell responded that is for future plans for the adjoining lot; which would be some production of mulch or soil screening. He added it is not in for the initial use; it is a longer term issue. He said they are removing the production of all materials on sight from the application request for the similar use determination; he said they would approach the Commission in the future regarding this.

Mr. Morel said the 12 bins for outside storage will be on the northern most part where it is not sinking down into the ravine. The plans are for four large bins, the one for the soil will be covered; those are the bins that would be the furthest from the street and the most screened from the building. The rest proceed forward as they need them. The vehicles are planned to be parked between the bins and the building. The vehicles will be out of sight; however, until the asphalt grindings are put in, they will be stored on the main parking lot. The Building Commissioner informed the Board that the General Industrial District does not permit the storage of materials on the exterior of the property. He recommended that any equipment being stored outside needs to be adequately screened from their neighbors. Should it be moved to behind the building, they should consider the views to the neighboring property to the south plus the approach side from the north as you are driving down Progress Parkway. The Applicant agreed. The hours of operation are outlined in the application: 7:00 a.m. to 7:00 p.m. Monday – Saturday. Sunday hours will be restricted to repair and minor maintenance if necessary. Mr. Kulchytsky stated the Building Division would like to receive a more comprehensive plan provided for landscaping, and screening. He also asked the PC to consider the requirement for fencing to be installed to enclose their yard to prevent the business from accidentally expanding their use over time.

The City Engineer stated the Engineering Department has no issues with the lot consolidation. If the PC approves, the Applicant would work with the Engineering Department to complete the lot consolidation process. He stated he has no comments regarding the similar use. Mr. Schmitzer stated they have listed on their Engineering report quite a few comments regarding the site plan. He stated this is a preliminary site plan; there is not enough information to recommend a final site plan approval. He stated the most concerning is the amount of

impervious surface that is being proposed on both lots with the small amount of detention that exists on the property. He asked the Applicant how he planned on handling the impervious surface. Mr. Landell responded the gravel area is not impervious material; it will leach through that. Mr. Schmitzer stated that will solid up over time and will become almost like an asphalt surface and will cause increased runoff. The Sewer District as well as our code recognizes the grinding will become an impervious surface so it will need to be handled per our storm water code for storm water management for the site. The gravel is handled differently than the grindings. Mr. Schmitzer said the storm water management should be able to be handled in the existing basin and/or expanding the existing basin. The Applicant stated that would be acceptable.

Mr. Schmitzer said another big concern he has is the proposed area to fill with dirt and organic matter. The Applicant stated the property is not very usable at all in its current state because of the small area that is flat. They are hoping to use fill/dirt from other jobs and would like to fill it in over time to make it a more useable area in order to expand parking. Mr. Schmitzer responded the City is not in a position to allow that to happen from your job sites. We would be open to entertaining a permit to fill in the ravine with engineered fill and get it done at one time per our riparian code chapter 1492 which would protect natural water ways and slopes. At minimum, it preliminarily appears that a 125' minimum riparian setback (stream + steep slope) from the ordinary high water mark exists on both parcels. Because you or the City cannot control what will be dumped, it cannot be done over a long period of time.

Mr. Schmitzer stated he agrees with the Building Commissioner regarding putting a fence in which would prevent the further encroachment beyond what the PC approves. He also asked if they could install a diversion berm; this would keep the water that may want to sheet flow over into a diversion berm which is a small swale that keeps it going towards your storm water basin. The Applicant responded yes he would be willing to entertain that. Mr. Schmitzer stated the access drive to the north on the empty parcel would have to be a hard surface of cement or asphalt. The Applicant responded yes. Mr. Schmitzer said for a Preliminary approval level and based on our discussions, he would feel comfortable with a Preliminary approval. Ultimately per the Code of Regulations of the Northeast Ohio Regional Sewer District (NEORS) Title V: Stormwater Management Code, the Applicant's Engineer will need to submit the final Plans and Storm Water Management Calculations to the NEORS for their review and recommendation for approval. We will also need approval from the Cuyahoga Soil & Water Conservation District prior to construction.

Mr. Kulchytsky made a recommendation to the PC and to the Applicant, given the lack of information on the submittal for the northern site, and the concerns of the Engineering Department, the Applicant may want to have the Similar Use reviewed only for the southern parcel and reviewed for approval in that sense. Also the Site approval would be for only the Southern portion as well. No development of the northern parcel would occur until review and further drawings are submitted to the PC. The Applicant stated they would be willing to amend their request so the approvals are for only the southern parcel with the stipulations mentioned.

**Moved** by Mr. Antoskiewicz , seconded by Mr. Castrovillari **approve the lot consolidation of PPN: 483-18-016 and PPN: 483-18-018 on Progress Parkway in a General Industrial District.** Roll call: Yeas: Four. (Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**Moved** by Mayor Stefanik, seconded by Mr. Antoskiewicz **approve the similar use permit to operate a landscaping business on the southern parcel only with the stipulations of the Building Division and the Engineering Department.** Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**Moved** by Mr. Antoskiewicz, seconded by Mr. Castrovillari to **approve a preliminary site plan approval for a landscaping business on the southern parcel with the stipulations set by Building Division and the Engineering Department.** Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

2. **Michael R. Cloud of North Coast Design Build on behalf of **Cloud-Sprenger Properties, LLC and property owner Vitosante Ragone** 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 on PPN: 481-29-002 **York Road** in a RM-D zoning district.**
3. **Michael R. Cloud of North Coast Design Build on behalf of **Cloud-Sprenger Properties, LLC and property owner Vitosante Ragone** 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 on PPN: 481-07-028 **Sprague Road** in a R1-A zoning district.**
4. **Michael R. Cloud of North Coast Design Build on behalf of **Cloud-Sprenger Properties, LLC and property owners 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.**

Mr. Cloud clarified that the Mentor Network is not tax exempt; we pay property taxes and payroll taxes. Mr. Cloud stated he would be more than happy to meet with Mike, the resident on York Road to review the plan in detail. He said included in the plans is a storm water management plan that would help his concerns regarding discharge on the property and help the drainage issues.

Mr. Cloud asked that the P.C. to table the Delsy Drive application.

Mr. Jordan stated if the York Road Application should move forward, the resident on York Road is welcomed to go over the existing drawings and the Applicant can amplify those responses. The Building Commissioner limited his comments to the York Road and the Sprague Road property. The Applicants have gone through two iterations of the plan and have handled a majority of the comments that the Building Division had. The York Road property is fully fenced in and we ask that the Applicant meet with the neighboring property regarding light pollution and additional screening that may be necessary to the southern side where the parking lot is located. The Applicant stated that even though this is a big lot, no additional structures will be built on the rear of the parcel.

The Building Commissioner stated he has no further comments regarding the Sprague Road parcel. All the Building Division's requested issues have been satisfied.

The City Engineer stated his comments are also relevant to the Sprague Road and York Road applications. We look at these group homes as single family homes. He confirmed with the

Applicant that these are slab homes. The Applicant pulled up the sight plan and addressed the York Road storm plan. He said they have tied the neighboring property's 4" storm drain into the main storm system that discharges. Given the extremely shallow storm sewer in the front, it would be best to place the home at an elevation comparable to the adjacent parcel so it doesn't stick out of the ground 4 ft. He said they plan to channel the water in an oversized storm pipe and a break wall splash pad detail in the rear to discharge in the rear center of the property. When it discharges it will have plenty of an opportunity for the storm water to infiltrate into the woods and be away from the neighbor's property. It will also have a couple yard drains and inline trench drain by the doors to make sure water has sufficient drainage. A culvert will be installed upfront to provide for the cross flow from the neighbor to the south. That individual's water can flow onto the property, through the culvert and it will be directed around the home to the back. The City Engineer asked if the downspouts can be directed out front with pop-up emitters. The Applicant responded because of the grade which falls steeply from York Road his preference is to connect to a storm drain whenever possible. Mr. Schmitzer asked if the Applicant would consider a small level spreader out the back end so it is not a point discharge and dissipates over a 20 ft. area and seeps through the ground. The Applicant agreed to do so.

Mr. Jordan asked the Applicant to address the fencing and the light issue. The Applicant stated they are not fencing the entire property, such as the undeveloped portion that is woods in the back. The 6 ft. board-on-board wood fence is reasonably close to the house. The parking is designed to pull straight back and park straight back so the light will go into the fence and into the woods. That combined with the landscape plan will screen the lights. The building mounted lighting will be LED; the fixture they normally use is a down light. No different than what you would have on a residential house next to the door; they are not flood lights. The Building Commissioner asked the Applicant to provide the Building Division with a photometric count to be sure it is reasonable for that area.

The Law Director stated if the Delsy Application is tabled, the matter stays on the Agenda and it may be raised again for the PC consideration at a future meeting. Mayor Stefanik stated if this application comes before the PC, we will send another notification to the same residents who previously received a mailer. Mr. Antoskiewicz clarified that if the property is sold, the conditions stay as part of the property and with the new owner. He continued, the home will never be used for any other purpose other than a group home for the developmentally disabled; it will not be used for a felon half-way facility, not for juvenile delinquency, and not for drug rehab. Mr. Cloud stated that is correct. The only use for the home at the end of its useful life will be a single family residence.

**Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve a conditional use approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located on PPN: 481-29-002 York Road in a RM-D zoning district subject to the discussions and the conditions that the Applicant has agreed to.** Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve the site plan for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located on PPN: 481-29-002 York Road** in a RM-D zoning district **subject to the discussions and the conditions that the Applicant has agreed to.** Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve a conditional use approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located on PPN: 481-07-028 Sprague Road** in a R1-A zoning district **subject to the discussions and the conditions that the Applicant has agreed to.** Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve the site plan approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located on PPN: 481-07-028 Sprague Road** in a R1-A zoning district **subject to the discussions and the conditions that the Applicant has agreed to.** Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**Moved** by Mayor Stefanik, seconded by Mr. Antoskiewicz to **table the application requesting 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. Roll call: Yeas: Four. (Antoskiewicz, Miller, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

**MISCELLANEOUS**

The next scheduled meeting is March 8, 2017.

**ADJOURNMENT**

**Moved** by Mr. Castrovillari, seconded by Mr. Miller to **adjourn the February 22, 2017 Planning Commission meeting.** Roll call: Yeas: Four. Nays: None. **Motion carried.**

**Meeting adjourned at 9:33 p.m.**

APPROVED: /s/ Larry Antoskiewicz  
Vice-Chair

DATE APPROVED: May 4, 2017

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary