

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **October 4, 2023 to conduct the Regular PC Meeting**. The meeting was called to order at 7:05 pm by Chairman, Gene Baxendale, and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chairman Gene Baxendale, Mayor Antoskiewicz, Paul Marnecheck, Marie DeCapite, John Ranucci. Secretary/City Planner Ian Russell. Administration: Law Director Tom Kelly, City Engineer Justin Haselton.

REGULAR ORDER OF BUSINESS:

Approval of the Minutes:

Moved and seconded to approve the minutes of **September 6, 2023. Motion carried.**

The Public Hearing portion of meeting called to order. A brief overview of the meeting process was given.

PUBLIC HEARING / OPEN MEETING

New Business

1. **PC23-16:** Mike Profant, of Profant Properties, LLC., is seeking preliminary site plan approval for a 4,560 square foot front building addition, a 9,634 square foot rear building addition, and a proposed parking lot expansion for the existing building located at 12316 York Road, also known as PPN: 483-06-009, in General Industrial (GI) district zoning.

Mike Profant (applicant): Mike Profant, the address of the property is 12316 York Road, North Royalton. My home address is 1019 McKee Trail, Hinkley, Ohio. My wife and I are the owners of Business Network Team. We are specialists in the technology arena. So, customers of ours will traditionally reach out to us to help them with their telecom systems and internet connectivity. We just got done doing seven school districts, physical security systems, saving our kids and making sure they're secure. We've also had a gargantuan spike in our audio-video business. My wife is a licensed Architect. We've been enjoying the building for about the past six years. We've completely overhauled the inside and made it look like a class A space. We need additional room because we are outfitting some very high-end customers with some very high-end audio-video equipment in order to bring collaborative spaces to life. We need the building to match the products that we're providing. One of the largest comments that we get is, "I didn't realize it would be so nice inside here". So, what we would like to do is have a discussion today to see about making the front of the building look attractive, so the front of the building matches the inside of the building and have that to be a showroom space. Additionally, we've experienced in our 20-year history the last six, seven years exceptional growth. Our warehouse spaces are non-existent and it have been very difficult. We currently have multiple storage units and that's getting to be a challenge. We want to make the building a place we could stay for years to come. With me I brought Larry Dubin who is our Chief Operating Officer. I also brought Jim Repas, who we brought on as our consultant to help us through this process.

Chairman Baxendale: Can you go over the drawings that you have submitted?

Larry Dubin (applicant representative): COO, Business Network Team, 26400 Hurlingham Road, Beachwood, Ohio. When you see the building from the outside and you come inside, it's quite a difference. One of the things that they're looking to do is put demonstration equipment in our space and make it a place where customers can come, and they can send their customers to come, and see the space, utilize the equipment, test it and run it. As Mike said, we really can use the additional space for storage of equipment. We've got three storage units right now that we're utilizing and really the front of the building is going to be something that from the road, the City is going to be proud of and people are going to see it.

Jim Repas (applicant representative): Jim Repas, 3573 Old Weymouth Road, Medina, 44256. They brought me on as a consultant to find out how he could change his building to make it fit his business. First, we took a look at the building to see if there's anything we could do to the building to get it to meet their needs today and in the future. Second, we started looking at what the property presented as far as what requirements we would have to go through. One of the things we did address was the pond behind the building. We brought the Cuyahoga County Soil and Water Department in to do a survey of the property and the pond. Since it was determined that there was not a wetland, that opened up our ability to go out the back and do some different things there. Next, we started putting together the regulations. I've worked with Ian numerous times going through some of the requirements we needed to have. I put together a preliminary set of drawings, which you guys have, that shows the building and how it will look not only from the street, but also from the back, and the rooms that we're putting on it and what they're going to be used for. The front of the building is going to be more of a showroom on the first floor, showing all the products that they have for the clients. The second floor is going to be more of a conference room and displays. So those are, like Mike said, the things that he needs to upgrade to bring in these high-level clients. The other thing we had to address was warehouse space. Because right now, he's got other facilities that he's using, so we're adding a warehouse off the back and that will allow him to get his deliveries and allow him to have the equipment on site as he needs it. We had a surveyor come in and surveyed the whole lot in its existing conditions regarding parking spaces, the grade, water runoff, there's some mounds that block the view when you come down York Road as well. We're going to remove those so that we can expose the front. On the back, we brought in a Civil Engineer who showed us how new grading to the property around the building would work out. We are going out towards the pond; we dropped the grade a little bit and stepped it down because right now it's a big drop. The water level is 14 feet lower than the first floor. That will give us the warehouse space that we need. It also gives us the access to the warehouse from the existing parking lot that we have. We're also able to add a few more parking spaces next to that. We're retaining a lot of what's there, but we're just adding on to it and making it better. So, the Civil Engineer has gone through the pond and done some calculations already about how much we have to use as a retaining base in there for the runoff from the parking lot. So, what we have for you now in your packet is all the elevations and floor plans. We have the new site plan with the new grades and everything. We will require a variance to come out into the parking setback. The building is set back at a hundred feet from the street which is the required amount, getting the variance we will be 60 feet off of the street to make this work.

Chairman Baxendale: Let me then ask some of the city representatives about this. We'll start with the City Engineer, Justin.

City Engineer: As the applicant mentioned, they have been pretty proactive with this project. We've known about it for many months and their engineers have been in contact with Cuyahoga Soil and Water Conservation District, which I think is a really good step to get them involved early to see what we could do specifically with that pond at the back of the property. It was determined that there are no wetlands back there. The only setback we have is from an existing stream, which they're maintaining. I think the modifications to the pond eventually will improve the stormwater situation. They did do the wetlands delineation. So, we're comfortable with everything there, from an engineering perspective, it'll be a good project.

Chairman Baxendale: I drove by there the other day just to take a look at the property. Does that empty into the creek in any way or it looks like a pretty stagnant water in that pond?

Jim Repas (applicant representative): The depth of the pond is usually about a foot at the most. There's hardly anything in there and if it goes up any, it goes up maybe six inches. The creek goes around behind it and goes through culvert under the property to the south of us. There's an overflow from the pond that goes into the creek.

Chairman Baxendale: Do you know if during a heavy storm, if the water fills up and it goes into the pond.

Mike Profant (applicant): In the six years we've been there, it's never anything significant that we've been able to see. The pond is pretty large, and most of the water from the neighboring property seems to go to the stream. So, we're collecting mostly what looks like from our parking lot. There's never been any sort of large amount of water that we've had an issue with that we've seen or noticed.

Chairman Baxendale: With this project then, that pond will be turned into a standard retention pond.

Jim Repas (applicant representative): Basically, yes, there's a spillway from our parking lot that slopes down to the pond. There's also a spillway at the end of our parking lot that goes right into the pond. When I met with the Civil Engineer, he said that he would do a calculation about how much retention we need there for that, because everything else is independent around it. So, we're shrinking the pond slightly, about a third from what it was.

Chairman Baxendale: It'll become a retention pond? Is the outlet then going to be about the same as it is now?

Mike Profant (applicant): Yes, everything's staying the same there.

City Engineer: We'll make sure if we get to the next step of final that it'll meet all the codes for the pond.

Chairman Baxendale: Okay, Building Department, Ian.

City Planner: As they had already stated, they will need a variance from the required 100-foot front setback. It looks like it's about a 40.23-foot variance. I would recommend additional landscaping be required if that variance was granted. With the expansion of the parking lot, some of the spaces don't meet code as far as the size. I think they're 9x18 when they are required 9x19. Any new spaces that you make will need to meet code as far as the 9x19 and the aisle width. The height of the building doesn't present an issue in that district. As far as parking on site in general, it seems like you should have adequate parking you currently have 58 spaces with your proposed expansion and the loss of a few spaces for the addition in the front it looks like you'll have about 60 at the end of the project. The warehouse area isn't really used for employees so we can subtract that from the required total. So, overall, we came to about 59 spaces required for your building so you should be adequate there. Make sure your parking addition meets the code requirement for pavement and things like that. Make sure it's lit, I think the existing lighting might be adequate. Your loading facility meets the requirements, just make sure there's room to maneuver cars around it. It looks like you should have enough space. I know that you're planning to demolish the existing dumpster enclosure. We'd like to see a six-foot masonry enclosure in the future with doors on it. We had discussed it briefly, but any proposed signage in the future for the building, whether you do go that route or not, will have to meet our code requirement for chapter 1284. The existing ADA spaces seem to be located more towards the west side of the building I might recommend relocating a few of those closer to the primary entrance.

Law Director: I don't really have any comment at all. Very welcome change.

Chairman Baxendale: Ian, any submittals of any sort?

City Planner: No, we didn't receive any letters from the public about this project.

The Chair opened the Public Hearing portion of the meeting. As there was no public opinion, the Chair closed the public hearing portion of the meeting.

Mr. Marnecheck: I like that you're cleaning up the building just from an employee standpoint. You think this will help you grow? How many employees do you have at the business? Can you help paint a picture?

Mike Profant (applicant): I appreciate the question. So today we have 26 employees that are full-time hybrid employees. These are jobs that you typically would find on the West Coast, higher end technology jobs. Our employees are typically specialists. We want to be able to advertise for

internship programs and high technology jobs. We need a place to attract those folks. So, it is definitely one of the parts of the plan where in order to attract employees and grow employees you have to have a really slick facility to work in if you're going to command that high talent that our projects require.

Mr. Marnecheck: Do you have a rough idea, like a percentage, how much you might grow your employee base?

Mike Profant (applicant): We might be looking at anywhere from 5 to 10 of them. That would be almost 50% if we have 26 today. It's a pretty amazing goal, but we've done some fantastic projects in the last couple of years.

Mr. Marnecheck: Do you have any idea how percentage-wise this might help your revenue?

Mike Profant (applicant): No, all that needs to happen when you work with these clients. We had almost 30% growth. We're anticipating that we can reach that even further. But again, we need to be able to support that space. We wouldn't be investing this heavily into the property if we didn't think that we could have significant return on it.

Mayor Antoskiewicz: You said you don't really see your employees? So, are they work from home?

Mike Profant (applicant): They're hybrid. So, they will come to the office sometimes once a week, sometimes once a month. Most of the time our staff needs to be in the field. The office is the showroom as we need to be able to show the product to the client. That's the type of services that we sell to, so there's definitely going to be a mixture as things go forward of how companies continue to balance between coming in to the office and hybrid. We do test everything in-house before we send it out so this ability to add on to the office is going allow us to continue to do that.

Mayor Antoskiewicz: The exterior of the building, it sounds like you have the ability to match up what you have there already with the masonry and everything based on what I'm reading.

Mike Profant (applicant): Yes, and we're open to feedback. We want to make it match and look wonderful.

Mayor Antoskiewicz: Yeah, it says you'll match the color split face block and then use the same block in the exterior and stain paint the entire building a neutral color for consistency is what I'm reading.

Ms. DeCapite: You're going to obviously match the split face block integrally colored, correct?

Mike Profant (applicant): I might end up staining the whole thing. It's just a matter of how we could do different colors. If you look, I think there's pictures in there too, right? The rear of the building is just plain block.

Ms. DeCapite: And a standing seam metal roof. Are you planning on doing any signage like ground sign or building signage? I didn't see on the existing building?

Mike Profant (applicant): We actually install those signs and build them for a living. That will be within whatever the requirements are.

Chairman Baxendale: Could we give them three or four examples of signs that we really like around the city just for them to take a look at to consider.

Mayor Antoskiewicz: I think the way we have it set now, it's the Building Commissioner that looks at the signage, right?

City Planner: Yes, we can review the signage internally actually and I'm happy to discuss the requirements.

Law Director: Do you need any additional infrastructure assistance? In other words, to use more electricity than other people?

Mike Profant (applicant): No, we're super-efficient and the prior facility was a dental casting laboratory. So, there's 480 three-phase coming in.

Mr. Ranucci: If I understood what Ian was saying before, we could approve this, but it still needs to go to BZA?

Mayor Antoskiewicz: If the board wanted to, we could also preliminarily approve it with a recommendation to BZA.

With no further discussion, Chairman Baxendale asked for a motion to approve the preliminary site plan with a recommendation of approval to the Board of Zoning Appeals. Mayor Antoskiewicz made a motion to approve the application with a recommendation of approval to the Board of Zoning Appeals, seconded by Mr. Marnecheck. Roll call: Yeas: Five (DeCapite, Antoskiewicz, Marnecheck, Ranucci, Baxendale). Nays: None. Motion approved (5-0).

- The next Planning Commission meeting is scheduled for **November 1, 2023**.

ADJOURNMENT: Moved and seconded to adjourn the PC meeting. Motion carried. Meeting adjourned at 7:44 pm.

Minutes Transcribed by Theresa Antal.

APPROVED: /s/ Eugene Baxendale _____
Chair

DATE APPROVED: December 6, 2023

ATTEST: /s/ Ian Russell _____
Planning Commission Secretary