

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **February 7, 2024 to conduct the Regular PC Meeting**. The meeting was called to order at 7:02 p.m. by Chair Frank Castrovillari and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Frank Castrovillari, Mayor Antoskiewicz, Marie DeCapite, John Ranucci. Secretary/City Planner Ian Russell. Administration: Assistant Law Director Donna Vozar, City Engineer Joe Pavlick. Absent with Cause: Paul Marnecheck.

REGULAR ORDER OF BUSINESS:

Organizational meeting

1. Election of the Chairperson

Mayor Antoskiewicz moved to recommend Frank Castrovillari as Chairperson for Planning Commission. Seconded by Mr. Ranucci.

**Roll Call: Yeas: Three (DeCapite, Antoskiewicz, Ranucci). Nays: None.
Motion Approved (3-0)**

2. Election of Vice-Chairperson

Mayor Antoskiewicz moved to recommend John Ranucci as Vice-Chairperson for Planning Commission. Seconded by Ms. DeCapite.

**Roll Call: Yeas: Three (DeCapite, Castrovillari, Antoskiewicz). Nays: None.
Motion Approved (3-0)**

Approval of the Minutes:

Moved and seconded to approve the minutes of **January 3, 2024. Motion carried.**

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

PUBLIC HEARING / OPEN MEETING

Old Business

- 1. PC22-12.1ext:** Jeremy Rosen, on behalf of FLG Woodland Bend, LLC, is seeking a 180-day extension of the Preliminary Site Plan Approval granted on March 8, 2023 for a proposed detached single-family cluster subdivision consisting of 20 buildable lots located off of Sprague Road, also known as PPN: 489-02-033, in Residential (R1-A) District zoning.

Jeremy Rosen (applicant): Jeremy Rosen, 25700 Science Park Drive, Beachwood, OH 44122. The primary reason that we're here for the extension request is because when we had submitted the request in January, we did not have our Army Corps wetland permit. We've been waiting several months for it and we didn't know when it would come and we didn't want to have a lapse in our approval so we thought it'd be prudent to submit this request. We have since received our permit and have submitted for final site plan approval on Monday to be on the March 6th agenda. However, with that said, we still felt it prudent to be here and still get the extension in the instance something happened, such as the March 6 meeting getting canceled or we fall out of approval and so on. So, that's the reason why we're here submitting for the approval extension. A couple of updates since we've last been here, I did want to note that we are in contract with Ryan Homes. They'll be building all the homes in the project. Also, per the Planning Commission's guidance, we are going to partner with West Creek Conservancy to conserve the

open space on this project in perpetuity and there is a representative from that organization here tonight if there's any questions in regards to the open space and the conservancy.

Chairman Castrovillari: Any comment from the Law Department?

Assistant Law Director: The Law Department has nothing to report.

Chair Castrovillari: Any comment from Engineering?

City Engineer: We have no objection and are happy to hear that you received the Army Corps permit. We'll look forward to that at the next meeting.

Ms. DeCapite moved to approve PC22-12 ext. for the 6-month extension, seconded by Mr. Ranucci and opened the meeting up for discussion.

With no further discussion the Chair asked for a motion to approve. Roll call: Yeas: Four (Antoskiewicz, DeCapite, Castrovillari, Rannuci). Nays: None. Motion to approve (4-0).

MISCELLANEOUS:

1. Derek Long and Kris Kutz with Gross Residential, 14300 Ridge Road requested to be heard regarding the December Planning Commission decision for the Mr. Divots renovations.

Kris Kutz: We would like to discuss the December Planning Commission meeting and request that certain items that were approved during that meeting be discussed at an upcoming meeting. Maybe invite the applicant to also detail the house of operation, the expansion of the season, and the landscape buffer because those items were not part of the public notice.

Assistant Law Director: Did your company file a notice of appeal to the Board of Zoning Appeals and is pending to be heard?

Kris Kutz: That's correct, the appeal was submitted to the BZA.

Assistant Law Director: This Board no longer has it before them as it is now before the Board of Zoning Appeals.

Kris Kutz: We would like to publicly request that the Planning Commission reconsider. There were two final plans approved, one in the April meeting with specific hours. The December agenda did not speak to anything with the hours, and the hours were changed in the December final approval post-public comment. We would like that to be reconsidered by the Commission.

Assistant Law Director: Was that matter appealed to the Board of Zoning Appeals?

Kris Kutz: Yes

Assistant Law Director: That matter is then before the Board of Zoning Appeals. It is up to the Board of Zoning Appeals to decide to refer it back to Planning Commission. This Board, for reconsideration, may do so within a certain period of time by one of the members, but that time has passed, so now, with the appeal, this matter has gone to the Board of Zoning Appeals. If the Board would want, on its own, to reconsider the situation, they would have to take that up with their Counsel and we'll by all means share that with the Law Director and let him know. But this

Board wouldn't make that decision tonight because you're under miscellaneous. This is not an agenda item that they can move forward on, so we've heard your request and we will share that with the Law Director. So, the only matter that you are requesting that this Board reconsider is the hours of operation?

Derek Long: No, the design of the landscape buffer was also an issue.

Assistant Law Director: The landscape, okay, so I can understand for the Law Director.

Derek Long: There's a list of stipulations that were listed in the approved minutes from the April meeting that our understanding was the approval was based on those stipulations being followed. Those were changed then at the December meeting. So, we are asking for what was agreed upon at the April meeting to be followed.

Assistant Law Director: Thank you for clarifying that.

- The next Planning Commission meeting is scheduled for **March 6, 2024**.

ADJOURNMENT: Moved and seconded to adjourn the PC meeting. Motion carried. Meeting adjourned at 7:13 p.m.

Minutes Transcribed by Theresa Antal.

APPROVED: /s/ Frank Castrovillari
Chair

DATE APPROVED: March 6, 2024

ATTEST: /s/ Ian Russell
Planning Commission Secretary