

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, January 3, 2018 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Chair Tim Miller and opened with the Pledge of Allegiance.

**PRESENT:** Planning Commission: Chair Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Assistant Law Director Donna Vozar, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer.

For the benefit of those in the audience, Ms. Vozar provided an overview of the PC meeting process.

## **PUBLIC HEARING:**

The Secretary to the PC stated Public Hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

1. **Paul Hochstetler on behalf of Woodland Mulch LLC and property owner James Casciano of York and Wallings LLC** is seeking site plan approval for 12020 York Road, also known as PPN: 483-06-003 currently zoned as a General Industrial District.

Paul Hochstetler stated he and his wife Nora own Woodland Mulch LLC. He stated their first location was opened in Kidron Ohio in 1996 and have opened satellite branches. He stated they would like to purchase the property from Jim's All Season. They are targeting the local landscaper. He said they produce 12 different types of mulch; they are bringing nine of the most popular ones to sell out of this location; therefore they are proposing to install additional bins. He said they will not be doing any processing of mulch on the site. They will strictly be bringing product in, dumping it in the bins and reloading it into the quantities the landscapers are asking for. It is a seasonal business. They are only open from March through November. The peak times are in the months of April through June. He said the products are brought in by walking floor trucks which are lower impact; they are not dump trucks. The bins are set up so the truck lights are shining to the south.

John Ciolkevich, 10257 and 10259 Independence Drive questioned if the current site is in violation of the storage clause under C.O. Chapter 1278.04 "Accessory Uses". He also expressed concern regarding the huge stack of mulch pushed up against the trees at the back property line and water runoff from the property. He said the mounding along the Independence West property line is not enough screening; it is still visible from the property owners and is an eye sore.

David Star, 11390 Ridge Road, asked if they would be selling to licensed contractors or to the general public.

Shan Cooper, HOA President, 9935 Independence Drive, asked if additional screening can be added in addition to the existing pine trees behind the bins. He said it looks like a garbage dump. He also requests additional landscaping, and a fence behind the bins to prevent lighting from shining into their homes.

Dan Langshaw, Ward 3 Councilman, submitted a letter stating he hopes this new business will resolve past issues residents have had and improve the overall area. He asked the PC to ask for clarification regarding the processing of mulch on the site, the need for replacing all the dead trees along the property line of Timeless Moments and Independence Place Condominiums as well as the front of the property. Lastly, he asked for an explanation of

how the tractor trailer trucks will affect traffic and will they avoid deliveries during peak times on York Road during morning and afternoon rush hour.

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

2. **ORDINANCE NO. 17-141** – An Ordinance amending the Official Zoning Map by changing the zoning classification of Permanent Parcel Nos. 489-02-005 and 489-03-019 from their present residential (R1A) zoning classification to Senior Citizen District (SCD) zoning classification as requested by applicant OMNI PROPERTY COMPANIES.

Gary Biales speaking on behalf of Omni Property Companies, LLC spoke about the rezoning of two parcels and reiterated they are not seeking site plan approval. He did however discuss what OMNI's plans are for the senior living facility. (See presentation included in file.) He said the proposed entrance to the facility will be from Sprague Road. He said this is a 30 million dollar investment. It includes independent living either in an apartment or in villas, an assisted living facility and a memory care facility. Each building has its own separate entrance, however they are all connected. The buildings have a residential look. The project means residents who no longer want the responsibility of maintain a home but who would like to stay in North Royalton, have an option to stay in the community while enjoying the Omni Living Lifestyle. He spoke regarding the gated emergency entrance road on Ridgedale Drive which the City required. He said if the property is rezoned, they will return back to PC with engineering plans.

The Assistant Law Director stated nothing that the Board will act on tonight has anything to do with locations of the roads or the site plan. It is merely to allow it to be placed on the ballot for the voters.

Susan Roth spoke on behalf of her mother, Josephine Modock on 8237 Ridgedale Drive. She stated her mother shares the driveway which is part of the proposed emergency access road. She expressed concern if the road would be gated; she would lose access to her house. She stated her mother's utilities are tied into the other existing home; the deed has an unrecorded easement to the large parcel. She requested the parcel not be used as an emergency access. Jeff Modock asked if the area along her property line will be buffered and landscaped with quality materials to maintain the value of his mother's house.

David Starr, spoke on behalf of his mother who lives at 8184 State Road. He said her turnaround is on the north side of the driveway which would be on the south side of their access road which is on an easement. He is concerned that they may remove the turnaround. Many of the residents expressed their displeasure of having an access road to Ridgedale which is a narrow dead-end street with no sidewalks or to State Road resulting in increased traffic. Michael Muniak stated he was planning to build a house on PPN: 489-03-020 State Road. He would like the three story building be place further away from the area close to the State Road residents. Pat Powers owns a house at 8001 Ridgedale. She said she wants reassurance storm water will not be impacted. Kathy Rieter, 7800 Buckstone Court, stated a future potential problem would be the water flow from the stream which travels under the road from the North Royalton side to the Parma side of Peachtree Place. Anthony Dumm, 5715 Bunker Road and 5980 Bunker Road, expressed his concern regarding the height of the building and the lighting of the facility. Beverly Leoce, 5505 Peachtree Lane submitted an affidavit expressing her disapproval of the application. Keith & Carol Kassouf, 5465 Peachtree Lane also expressed his disapproval of the application. Tim and Cheryl Scheall, 8421 Ridgedale Drive, asked if this is the best use of this land and do

we really have a need for senior living facility. David Kuzminski, 8619 Ridgedale, was concerned regarding safety issues.

John Nickell, Ward 1 Councilman, stated he has received multiple calls from residents concerned with the access road. He does not understand why the facility needs more than one drive; he named several facilities that only have one drive. He asked why the City is imposing the requirements on the developer; we need to clear this up as a City.

**Moved** by Mr. Antoskiewicz, seconded by Mr. Castrovillari 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 Mayor Stefanik, seconded by Mr. Castrovillari to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried. The Public Hearing adjourned at 8:07 p.m.**

## **REGULAR MEETING**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, January 3, 2018 in regular session**. The meeting was called to order at 8:07 p.m. by Chair Tim Miller.

**PRESENT:** Planning Commission: Chair Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Jessica Fenos, Secretary Diane Veverka. Administration: Assistant Law Director Donna Vozar, Building Commissioner Dan Kulchysky, City Engineer Mark Schmitzer.

### **APPROVAL OF MINUTES:**

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **excuse Mayor Stefanik from voting on the minutes of November 9, 2017. Motion carried.**

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to **approve the minutes of November 9, 2017** as submitted. Roll call: Yeas: Four. Nays: None. **Motion carried.**

### **OLD BUSINESS**

1. **Huntington Park Subdivision Phase 4.** The subdivision will consist of 14 single family residential lots on PPN: 488-12-030 in a R1-A zoning District. Phase 4 will be an extension of Angelina Drive. Final Plan approval was granted on 9-7-16. **Tabled.** 180 day extension expires 3-5-18.
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 Indian Trails Phase I. **Tabled.** 180 day extension expires 5-8-18.
3. **Line-X of Greater Cleveland** – Building plan and preliminary site plan approval for commercial building located at PPN: 483-13-008 Royalton Road in a General Industrial District. **Tabled.** 180 day extension expires 5-8-18.

4. **Michael Pizzuti.** Michael Pizzuti of EMC, Inc. is seeking Sketch Plan Approval for a subdivision consisting of 10 single family residential lots on PPN: 486-23-003 on the east side of State Road between Cady Road and Wiltshire Road in a Rural Residential Zoning District. **Tabled:** 5-17-17.
3. **Pierre and Gabriella Zanin** are seeking final site plan approval for proposed office/warehouse facility located at **13688 York Road**, also known as PPN: 483-15-024, in a General Industrial District. Preliminary site plan approval was received on 12/20/17.

Claudio Zanin spoke on behalf of his parents. He stated they are seeking final site plan approval to develop the site.

The Building Commissioner stated no additional information or changes have been submitted in terms of the exterior appearance of the building. They have no further comments on this project.

The City Engineer stated he has added three additional comments in addition to what was stated at the last meeting. The existing conditions plan is not accurate and needs to be updated to accurately reflect conditions surrounding this area. This would include the parking count and the area south of the proposed building and north of the "parking deck" which is gravel and should be constructed of a hard surface. He added a formal layout of this area and traffic flows should be designed as part of this improvement. The parking count indicated on the plans is not accurate. Additional parking is needed. Mr. Zanin stated they will make the necessary adjustments. Mr. Schmitzer asked if the "parking deck", which is the overflow parking at the Jump Yard, will be separated from the proposed site. Mr. Zanin stated there will be a barrier which will go right up to the new building. It will still be utilized by the Jump Yard per an earlier agreement. Mr. Schmitzer stated he recommends approval for final site plan.

**Moved** by Mayor Stefanik, seconded by Mr. Castrovillari to **approve final site plan for the proposed office/warehouse facility.** Roll call: Yeas: Five (Miller, Antoskiewicz, Fenos, Castrovillari, Mayor Stefanik). Nays: None. **Motion carried.**

## **NEW BUSINESS**

1. **Paul Hochstetler on behalf of Woodland Mulch LLC and property owner James Casciano of York and Wallings LLC** is seeking site plan approval for 12020 York Road, also known as PPN: 483-06-003 currently zoned as a General Industrial District.

The City Engineer responded to some of the concerns from the residents regarding how drainage will be handled. He said there is a large oversized retention basin that was built on site. He said as long as no grading will occur changing the direction of flow, the Engineering Department does not have any concerns. He expressed his concern regarding the grade of the parcel which is pitched southerly from the mulch bins towards the basin. A rock channel was added as a filter around the top part of the basin; this would help prevent the mulch from flowing into the basin causing clogged pipes. He asked the applicant to make sure the mulch is maintained within the bins so there are no concerns of the mulch getting into the basin. He stated the Engineering Department has no issues with the proposed site plan as it is depicted.

The Building Commissioner asked the Applicant to confirm the following statements:

- No mulch production will occur on the site which includes chipping and/or dying). The Applicant responded that is correct
- Will there be a tree service on the property? Applicant: No there will not.
- The large mulch pile on the west side of the property will be removed. Applicant: Yes, that will be removed.
- On the north side, the Applicant proposed they would be removing the dead pine trees and replacing them with arborvitae.
- The length of the landscaping berm will be for the entire length of the masonry bins on the north side and any dead trees will be replaced with arborvitae to fill it in. Applicant: That is correct. The height of the berm averages between 6 or 7 ft. The Arborvitae being planted will be 5-6 ft. tall.
- The Applicant stated the mulch bins are proposed to be three blocks high; the blocks are two feet high each so the bins will be six feet high.
- Regarding the height of mulch, the Applicant responded they will be approximately 8 to 10 ft. when unloaded.
- After the repairs to the landscaping berm and the installation of the new arborvitae, they will screen the bins when they are full. Applicant: That is correct.
- The dead arborvitae on the east side of the property facing York Road will be removed, replaced and maintained. If the landscaping is not maintained, privacy slats as per the code will be needed on the fence line. Applicant: That is correct. He stated they will raise the mound slightly and replace the existing arborvitae with ones that are 5-6 ft. tall; they will be maintained and kept healthy. They prefer not to do the slots.
- Two layers of landscaping are planned in the front which would include ornamental shrubs and trees to dress up the area. The applicant responded that is correct.
- Will any material other than mulch be at this property? Applicant: Not at this time, down the road they may consider having lava rocks.
- Are sales limited to licensed contractors? The Applicant responded they are targeting the landscapers but they will be open to the public.
- Ms. Fenos asked what are the plans for the west end of the property. Applicant: At this time they have no intention of doing anything in the west end of the property. It may be used for storage of extra concrete blocks but it will not be used for production or storage of mulch.

Discussion followed regarding the times of operation. He stated it is weather dependent. Normal operation hours are 7:30 to 5:00. During the slower times it would be 7:30 to 4:00. They are open for a partial day on Saturdays and are closed on Sundays. They try to fill the bins before they open up prior to the landscapers coming in to pick up the mulch. Mr. Castrovillari asked will our noise ordinance prevent them from coming in at 6:00 a.m. to unload. Mr. Kulchytsky stated they have to comply with our City noise ordinance. There is a noise level stipulation that is enforced by the Police Department. They are not abutting directly to a residential district. Ms. Vozar suggested they verify with the Police Department to be sure their operation will not violate the City's noise ordinance.

The Building Commissioner stated if there are any materials being placed beyond the line of the mulch screen on the north side, it will be required that the screen be continued. If any materials are going to be stored on the west side, he requested that the PC consider adding a stipulation that the screening be continued.

**Moved** by Mr. Castrovillari, seconded by Ms. Fenos. to **approve the final site plan based on the Engineering Department, Law Department and Building Commissioner's comments.** Roll call: Yeas: 5 (Miller, Antoskiewicz, Fenos, Castrovillari, Mayor Stefanik). Nays: None. **Motion carried.**

2. **ORDINANCE NO. 17-141** – An Ordinance amending the Official Zoning Map by changing the zoning classification of Permanent Parcel Nos. 489-02-005 and 489-03-019 from their present residential (R1A) zoning classification to Senior Citizen District (SCD) zoning classification as requested by applicant OMNI PROPERTY COMPANIES.

Gary Biales speaking on behalf of Omni Property Companies, LLC spoke about the rezoning of two parcels and reiterated they are not seeking site plan approval. He said as part of the project, an easement will be put into place to access the 8237 Ridgedale Drive property which will also be for a gas and water line. He added that a stipulation can be put in place that they will not access State Road or Ridgedale Drive unless required by the City.

The Engineering Department and the Building Division had no comments in relation to the rezoning of the two parcels. The Law Department reiterated the PC is voting only on the rezoning application. If the voters were to approve this, it would then come back before the PC; the residents will be notified of the application and will then have an opportunity to say what their objections are. Mr. Jordan stated he kept note of the comments made by the residents and the City will be talking with the developer regarding these specific issues.

**Moved** by Ms. Fenos, seconded by Mr. Castrovillari to **recommend to Council approval of Ordinance No. 17-141.** Roll call: Yeas: 5 (Miller, Antoskiewicz, Fenos, Castrovillari, Mayor Stefanik). Nays: None. **Motion carried.**

## MISCELLANEOUS

The next scheduled meeting is Wednesday, January 24, 2018.

Mayor Stefanik thanked Chairman Tim Miller for his service on the Planning Commission for the last six years and wished him good luck on the BZA.

## ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Castrovillari to adjourn the January 3, 2018 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 8:35 p.m.

APPROVED: /s/ Larry Antoskiewicz  
Chair

DATE APPROVED: February 7, 2018

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary