

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 28, 2018 to conduct a Special PC Meeting and Public Hearing.** The hearing was called to order at 7:00 p.m. by Chair Larry Antoskiewicz and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Gene Baxendale, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky, City Engineer Mark Schmitzer, Community Development Director Tom Jordan.

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.

The Law Director explained the plans being submitted tonight by the Schools and their representatives are for preliminary site plan approval. This is a multi-step project for the municipal authorities to deal with. This is the first step of the approval process. The preliminary site plan deals with locating the proposed buildings on the various sites. They may discuss stormwater but the stormwater detail plans are not due now. That topic will be before the PC at a later date.

- a) **North Royalton High School (NRHS) project.** TDA (ThenDesign Architecture) on behalf of North Royalton City Schools are seeking preliminary site plan approval for the proposed NRHS project which includes renovations to 150,000 sq. ft. +/- of the 1976 and 1988 portions of the existing NRHS, new construction of 100,000 sq. ft. +/- of new academic space, demolition of the 1950's portion of the existing NRHS and reconfiguration of existing parking lot. The facility is located at 14713 Ridge Road, also known as PPN: 487-07-001, in a Public Facilities District.

Jim Presot, Assistant Superintendent for the North Royalton City Schools, spoke on behalf of the schools. The Construction management team and engineers also were present to answer questions: Abby Rainieri with TDA (ThenDesign Architecture), Claire Bank who is focused on NRES, Scott Clifford who is focused on NRHS design, John Urbanic Civil Engineer with Greenland Engineering, and Jeff Adams and Steve Glendon are the Construction Managers with Hammon Construction.

Ms. Rainieri stated they are in their design development portion of the process. They have been meeting with the School Board, District Transportation Department, school staff and Police and Fire Departments and have hosted two community engagement public sessions. The bulk of the construction is expected to begin early 2019. Some site work may begin at NRHS this summer. As part of the project the parcels at NRHS will be consolidated. She gave a presentation of the existing site plan, explained which parts of the building will be demolished or renovated, and where the new building additions will be located. She spoke about the reconfiguration of NRMS and NRHS parking areas and the addition of a loop road behind NRHS for use by the buses and emergency vehicles. She said they are planning to expand the existing stormwater management feature on the southeast corner of the site for additional stormwater management. She stated they will comply with the Engineering Department's comments and requirements prior to seeking final site plan approval.

John Urbanic of Greenland Engineering reviewed the proposed improvements to the stormwater management. He stated the state water quality requirements will be met as part of the final plan and the local ordinances relative to stormwater flood control will be met. The existing basin along the south property line will be expanded and retrofitted to accommodate those stormwater changes to accommodate the increase of water runoff due to the increase of impervious area. He stated the parking requirements established by the square footage of the building will be met and clarified in a future submittal. Ms. Rainieri followed up with a presentation of the proposed floor plans for NRHS.

Tony Sandora, 8571 Wallings Road, spoke on behalf of his sister Frances Sandora 6462 Akins Road, regarding the long standing stormwater issues in the area. He said from 1976 to 1984/1985 the retention basin worked fine. He added they had water but it was controlled adequately. Once the additional fields were added the basin was unable to handle the large amounts of stormwater. It affects eight homes on a regular basis. He is looking for a solution that will alleviate the ongoing water issues to these homes.

Paul Bino, 6422 Akins Road, stated he is one of the homes affected by the flooding. He said he would like to see a resolution to control the flooding in his backyard.

The Clerk read into record a letter from Frances Sandora, 6462 Akins Road, she wrote of the numerous meetings and letters over the years to both the school administration and city regarding the flooding issues caused by stormwater runoff from the school property. She asked these issues be corrected before the problems are compounded by new construction at NRHS. Charles Grau, 15065 Ridge Road, wrote the catch basins are inadequate and there is a need for installation of curbs or mounds.

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**.

- b) **North Royalton Elementary School (NRES)**. TDA (ThenDesign Architecture) on behalf of North Royalton City Schools are seeking preliminary site plan approval for the proposed 145,000 sq. ft. +/- elementary school to serve grades PK-4 for North Royalton City Schools. The project will also include access drives off of State Road, a bus and emergency vehicle road that loops the building, parking, two playground areas and a stormwater management area. The facility will be located on PPN: 487-18-015 and PPN: 487-22-001 at the southwest corner of Valley Parkway and State Road in a Public Facilities District.

Abby Rainieri spoke regarding the site location. She stated the district's two separate parcels will be consolidated. The proposed building will be 148,000 square foot school. The current bridal trail for the Cleveland Metroparks will be the location of the proposed new all-purpose trail which is represented by the larger dotted line on the site plan. There will be a 200 foot setback from the Metroparks and there will be no access to Valley Parkway. The access to the new site will be from State Road. She said a full traffic impact study was completed. They are following all of the proposed improvements and recommendations suggested by the Traffic Engineer. Those include: installation of a signal at Valley Parkway and State Road, widening of State Road to incorporate several dedicated turn lanes, and additional widening of State Road just north of Valley Parkway to accommodate a turn lane at the traffic signal. We are trying to handle as much of the traffic as possible onsite.

Ms. Rainieri said the proposed parking areas meet the local codes for quantity of parking. The loop drive which goes around the building will primarily function for buses during the morning drop off and again at pick up in the afternoon. Buses will enter from the south, loop

around and will park onsite; the buses will then head back out the southern drive to State Road. During the evening for student events, the bus parking area will be striped to accommodate two cars each for supplementary event parking. This will also serve as an emergency access loop for emergency vehicles. There will be two loops in the parking lot for parent drop off; each will have its own entry one for pre-K drop off and a second loop serves for K-4th grade drop off.

She said the building is designed to have three wings. There will be two playgrounds. They will be meeting all local codes regarding stormwater management onsite. They are proposing stormwater management features to the west of the building. She added they are studying options for sidewalk connections to the building and also spoke about the building organization. Ms. Rainieri presented a conceptual image of the building showing visual images of the materials and colors for the exterior of the building.

Steve Sprunger, 6403 Edgerton Road, expressed his concerns regarding the front entrance of the building which slopes back towards the building causing possible water issues and problems with drains being blocked by excessive amount of leaves. He also expressed his concern regarding the stormwater runoff creating problems to already existing stormwater problems for residents on Edgerton Road in the valley.

Rick Koncius, 6551 Edgerton Road, expressed his concern regarding the stormwater drainage and discharging of the retention basin to the south. Mayor Stefanik suggested he speak with the City Engineer to go over the report.

Larry Krempasky, 5250 Edgerton Road, expressed his concern regarding the stormwater heading to the north. He asked that the stormwater empty into the east branch of the Rocky River as far down stream as possible so it will not affect the residents. He said he has had flooding issues to both his yard and his house.

John Nickell, Ward 1 Councilman, encouraged the group to connect sidewalks to the Metroparks. He expressed his concerns regarding traffic issues.

Ben Pierce, 16678 State Road, expressed his concerns regarding traffic and noise from the 40 diesel buses. He asked a noise abatement measure be put in place.

Dave Peth, 16641 State Road, asked about the sanitary sewers and expressed concern regarding the increased drainage of stormwater into the creek.

Dean Hansen, 5880 Valley Pkwy, expressed concern regarding safety issues because of trees being located close to the school building. He asked if there are going to be any improvements to the sanitary system that may replace some of the current septic systems. He also asked how far north of the Valley Parkway will the extra lane be extended.

The Clerk stated the Cleveland Metroparks submitted a favorable letter stating they have been working with the schools. The letter will be on file in the applicant's PC file.

Moved by Mr. Baxendale, 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 Mr. Castrovillari, seconded by Ms. Fenos to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried. The Public Hearing adjourned at 8:10 p.m.**

SPECIAL REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, March 28, 2018 in regular session**. The meeting was called to order at 8:17 p.m. by Chair Larry Antoskiewicz.

PRESENT: Planning Commission: Chair Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Gene Baxendale, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Community Development Director Tom Jordan, Building Commissioner Dan Kulchitsky, City Engineer Mark Schmitzer.

NEW BUSINESS

- a) **North Royalton High School project.** TDA (ThenDesign Architecture) on behalf of North Royalton City Schools are seeking preliminary site plan approval for the proposed NRHS project which includes renovations to 150,000 sq. ft. +/- of the 1976 and 1988 portions of the existing NRHS, new construction of 100,000 sq. ft. +/- of new academic space, demolition of the 1950's portion of the existing NRHS and reconfiguration of existing parking lot. The facility is located at 14713 Ridge Road, also known as PPN: 487-07-001, in a Public Facilities District.

The Building Commissioner stated they have met with the designers on a number of occasions and they have addressed many of the Building Division's comments and concerns.

The City Engineer stated they have received positive feedback from the team based on concerns from the Engineering Department. During those meetings, he asked the design team to look at stormwater management. He stated there is a portion of the site closer to Ridge Road that will have underground storage for all the new drainage that is west of the building towards Ridge Road and anything east. It will handle the new wing that is being built. The southeast corner of the site will be retrofitted and plans are to enlarge the existing basin. He said they are looking at unique solutions to offer better stormwater management from this site before it goes through adjoining properties on Akins Road. The Civil Engineer, Mr. Urbanik, in the past has worked with the City to find unique solutions for unique sites in our City. We will continue to work with him. We expect to be improving and reducing stormwater flows off the site. Mr. Schmitzer asked that a minor traffic study be done at the site to be sure the existing driveway's current traffic and proposed traffic patterns are looked at. The study should look at whether more traffic is being added on one driveway versus another. Also, will it work with the way the signals are set up and the timing of the lights along Ridge Road. A setback variance from the required 75 feet will be needed for the parking lot along Ridge Road. He asked the Applicant to be sure there is adequate room for fire apparatus around the building. The Applicant will also need to submit stormwater and SWP3 details to the Northeast Ohio Regional Sewer District and Cuyahoga Soil & Water Conservation District for their review and recommendation for approval to make sure we are meeting Title 5 requirements for stormwater. He added CSWCD does our reviews for larger sites on behalf of the City.

Ms. Rainieri stated that portions of the presentation will be posted to the schools website in addition to a supplementary video file of an aerial of site.

Mr. Presot stated they will consolidate the following properties under one plan: NRHS, NRMS, Board Office, stadium property and the area by the hardware store.

Mayor Stefanik strongly urged the School District to make a strong effort to upgrade the stormwater over and above what the code calls for. He said this would prevent future problems.

Mr. Baxendale asked if the study which was referenced earlier by a resident had been looked at and are those concerns going to be addressed. Mr. Presot responded they have given the Civil Engineers both the design plans and improvement plans which were made on the basin; they will take these into consideration for both the detention basins and the water flow.

Mr. Presot stated the footprint of the proposed building in square footage is close to the square footage of the existing building.

Mr. Castrovillari stated he would like to see them start tying some of the color schemes of the different complexes together; adding some of the neutral colors from the stadium into the design.

Moved by Mr. Castrovillari, seconded by Mr. Baxendale to approve preliminary site plan for the North Royalton High School project. Roll call: Yeas: Five: (Mayor Stefanik, Antoskiewicz, Baxendale, Fenos, Castrovillari). Nays: None. **Motion carried.**

- b) **North Royalton Elementary School (NRES).** TDA (ThenDesign Architecture) on behalf of North Royalton City Schools are seeking preliminary site plan approval for the proposed 145,000 sq. ft. +/- elementary school to serve grades PK-4 for North Royalton City Schools. The project will also include access drives off of State Road, a bus and emergency vehicle road that loops the building, parking, two playground areas and a stormwater management area. The facility will be located on PPN: 487-18-015 and PPN: 487-22-001 at the southwest corner of Valley Parkway and State Road in a Public Facilities District.

The City Engineer stated they have met with the team. They have reviewed the traffic impact study submitted for the project. The actual improvements go approximately 450 feet north of Valley Parkway on State Road and approximately 420 feet south of the southern driveway. Those improvements include a 100 foot left turn lane at the intersection of State and Valley Parkway; the remainder area is a taper based on the design speed of the road. There will be a dedicated 225 foot right turn lane onto the site south of the Parkway and a dedicated left turn lane coming northbound to the northern drive which is the main entrance in and out of the site. The southern drive is a secondary access to the site. We asked their Design Engineer to look at traffic calming measures on the southern drive. They have committed to working with the Metroparks regarding coordination of crosswalk signals where the multi-purpose trail will cross and sidewalk connections. Mr. Schmitzer said this project is unique; it will not be the typical sidewalk against the side of the road. We would like to see a meandering sidewalk further away from the road. The traffic signals for the study will be coordinated with the signals in every direction. Since it is a state route, the study has been submitted to Ohio Department of Transportation; we are awaiting their comments. Mr. Schmitzer said the City would like to see more separation between the driveways and possibly move the northern driveway a little further north. The other choice would be to restrict the southern driveway to certain times in which you can ingress/egress.

They are working with the Corps and Ohio EPA to get permits for impacts to the wetlands. With the proposed plan, the Applicant will need to seek riparian/wetlands setback variances. He mentioned the residents' concern is regarding the stormwater issues on the west side of the property. Mr. Schmitzer said in order to keep the hydrology of the existing wetlands the same, they may need multiple ponds on the site in order to keep the stormwater flowing in multiple directions. He added he would like to keep the watersheds generally where they were in the proposed site plan. Site plans will be sent to the Sewer District and Soil and Water for their recommendations.

Mr. Schmitzer said they are working with the project team regarding sewage. It has not been determined at this point what the route is for sewage. More discussion is needed.

Thomas Jordan stated the City and the School District has been working together for several months to try and figure out what the infrastructure requirements are and what the site plans are dictating. He reminded the public that after the preliminary site plan approval they will go before the BZA for the needed variances. He said a final site plan will then be brought to the PC. Many of the issues will be resolved by that time and they will have more definitive answers for some of the issues brought up by the residents. Regarding stormwater management, the City is asking the Applicants to make each of the sites perform well beyond the stated code requirements. Because we have to work with other agencies, we do not have a definitive answer regarding the sanitary.

Abby Rainieri stated they will be submitting additional building elevation rendering views in the final plan.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to approve preliminary site plan for the North Royalton Elementary School project contingent upon BZA approval. Roll call: Yeas: Five: (Mayor Stefanik, Antoskiewicz, Baxendale, Fenos, Castrovillari). Nays: None.
Motion carried.

MISCELLANEOUS

- a) **State Route 82.** Informational presentation of the State of Ohio and Cuyahoga County regarding final plans and drawings for the widening and improvement of State Route 82 from just west of Spruce Run Drive/Walnut Hill Drive east to the intersection of York Road within the City of North Royalton.

Tom Jordan, Community Development Director of the City of North Royalton presented a brief overview of the two-year construction project. He stated as the Charter provides large public improvements are to be vetted by the PC. He added this is one of largest public improvements in City history; it's about a \$15MM job to reconstruct Route 82 between West 130th Street and York Road. He stated the main feature of the road is an eleven foot middle turning lane which will be added to the roadway. On each side of the turning lane will be two 15 ft. areas for the roadway regular passenger lanes, a 7 ft. tree lawn, and a 6 ft. sidewalk which will follow the roadway from West 130th to York Road. There will be an enclosed stormwater system rather than an open ditch. A number of the utilities are already being relocated, relined or replaced for the project. A small extension of the sanitary sewer near Abbey Road will be added allowing additional homes and businesses to be added to the sanitary sewer part of the project. He said for those residents or businesses along Route 82, two-way traffic will be maintained at all times; switched from north to south during two phases. If there is a temporary one lane closure for any time, they have been

asked to do it during non-rush hour periods. The two lane traffic will be maintained on either the north side or the south side of the road as it moves through the process. The right-of-way acquisition started during the summer of 2017 and is still going on. We have permission to use the right-of-way that we need for the project. The tree clearing is ongoing. The project is out to bid through the County; the award has not been given to a contractor. Once the bid has been awarded, the Contractor will provide a specific timeframe on how the phases will work. He stated when that information has been received, we will share it with the public. The first year/first phase of construction will be from West 130th to just past the NR Service Department. It will be switched between north and south, two sub phases will occur in the first year of construction. The following year of construction would be from 11545 Royalton Road east to York Road.

Mark Schmitzer stated the County will be administering the project on behalf of the City. They will be constructing the south side of the road first in each phase. They will be adding temporary pavement on the north side of the existing pavement that is on Royalton Road so we have enough width to maintain two-way traffic at all times. They will then set up a zone to construct the widening on the southern portion of Royalton Road. Once the pavement is constructed in the first phase, they will switch the traffic over onto the new pavement and construct the north side. He added phase 2 will be the same. The only unique item is that during phase 1, there will be a time when Abbey Road will be northbound only for approximately four to six weeks; detours will be set up. It will be open to Royal Redeemer coming southbound from Albion but you will not be able to go all the way through the intersection. He added there is a three to four foot grade change occurring at the intersection of Abbey and Royalton Road. We are raising the grade up to meet current standards. Mr. Jordan said they have met with Royal Redeemer relative to the traffic patterns. Mr. Schmitzer said we have worked with the business owners and apartment complexes to accommodate their needs. Temporary traffic signals will be installed both at Spruce Run and Deer Run Apartments during the first phase of construction to allow for ingress/egress.

Mr. Schmitzer said we are trying to get as much tree lawn as possible alongside of the sidewalks so they are not right up against the curb; however, there will be points where the sidewalk is against the curb.

He stated it will be a 12 week process to approve everything once the bids are awarded. We are hoping to start construction as soon as the County gets full approval from ODOT to move ahead. Construction this year will not be much pavement work; a lot of moving of utilities will be taking place. During phase 1, a large culvert will need to be extended on the south side down by the bus garage and a large retaining wall will also be constructed in that area. A bulk of the pavement work will begin in 2019.

Ms. Fenos asked if this project would coincide with the Sprague Road widening project. Mr. Schmitzer responded the County is running both projects so they will not be occurring at the same time. Sprague Road is being widened from Webster to York Road; the first phase will be in the Middleburg Hts./Strongsville area which will be Webster to West 130th.

Mr. Jordan stated a number of the signs owned by the businesses along Royalton Road may fall within the acquisition area. If that is the case, the signs were acquired and the owners were paid for them. They will submit an application to the City for relocation of the signs.

Mr. Schmitzer responded to a question regarding Royalton Road east of York Road. He stated the State of Ohio with the City of North Royalton will be resurfacing Route 82 from York Road to our east corporate line in 2019. At this point there are no plans to widen that roadway. Mr. Jordan added the different phases heading east will have traffic studies and will be studied individually.

MISCELLANEOUS

The next scheduled meeting is Wednesday, April 4, 2018.

ADJOURNMENT

Moved by Ms. Fenos, seconded by Mayor Stefanik to adjourn the March 28, 2018 Special PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 9:09 p.m.

APPROVED: /s/ Larry Antoskiewicz
Chair

DATE APPROVED: June 6, 2018

ATTEST: /s/ Diane Veverka
Planning Commission Secretary