

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, May 2, 2018 to conduct a 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, Jessica Fenos, Frank Castrovillari, Gene Baxendale, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytzky, City Engineer Mark Schmitzer.

## **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. **82nd Street Properties III, LLC.** Dean Asimes of The Norwood Group on behalf of 82nd Street Properties III, LLC is seeking site plan approval to construct a 8,000 sq. foot addition onto the existing building as well as site improvements located at 10500 Royalton Road, also known as PPN: 483-13-012 in a General Industrial District.

Dean Asimes stated they have revised the previous approved site plans. They are proposing to add a larger attached warehouse and assembly building onto the existing building. They have had difficulty marketing the property for rent because of the current configuration and deed restrictions. They are proposing a fresher, larger, possibly multi-tenant industrial building on that location; it will be a much more rentable product. The proposed building is an attached 8,000 sq. ft. addition onto the existing structure making the front structure more of the office component and the addition would be for warehousing and manufacturing assembly space. He said they also are proposing to freshen up the exterior of the property with the light and dark grays and white theme. They are proposing to replace the shingle roof with a dark grey standing seam metal roof that would match the dark grey roof on the new proposed addition. On the front of the building, they are proposing grey metal siding and grey masonry units, white window frames, white door frame and white trim work. He said they have created three potential entry points for a three-tenant possibility as a maximum divisible space; they are looking to get a single tenant if possible. If they have only two tenants one of the entry points may be eliminated. They are also proposing to add parking along the front of the building behind the existing monument sign. The existing structure has a parking lot that is to the west of the building. He said they are proposing to continue to use the curb cut, apron and driveway that are currently there. Additional curb cuts will not be needed on Route 82.

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

2. **The Swim of Things.** Anna Paliwoda on behalf of The Swim of Things is seeking preliminary site plan approval for a proposed parking lot enlargement and addition of a second egress drive located at 14386 Ridge Road, PPN: 487-02-023 in a General Business District.

Anna Paliwoda stated they are proposing to enlarge the parking area for the facility. She presented a hand drawing showing where they are currently parked. She said she would like to extend the parking area in the front which would give them additional seven or eight

parking places. She added another possibility would be behind the building but she said they have not discussed that option.

Laura Haller, 14410 Ridge Road, stated they own the property immediately to the south of the proposed parking enlargement. She questioned how close the parking lot would be located to their property line and what are the required setbacks. She expressed her concerns regarding the line of trees which are close to the property line and whether they would need to be removed. She said the proposed exit is close to a telephone pole. She added they are not opposed to the application but is looking for more answers. She said the City has allowed them to have a residence on this property as a non-conforming use. She said her house is located closed to the property line. She asked is there a requirement that it be set back further from a building which is close to a property line and has a survey been done.

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

3. **Jessica Development, LLC**. Terry Monnolly on behalf of Jessica Development, LLC is seeking site plan approval for construction of a new building along with associated site improvements located at 14900 York Road, also known as PPN: 483-27-011, in a General Industrial District.

Terry Monnolly stated he is seeking approval for a new building on the site where the other building burned down two months ago. He said it is similar in size, 6800 sq. ft. and will be located in the same position. The proposed building will be fire proof; it will be made of all steel.

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

4. **Columbia Gas of Ohio** plans to install approximately 3,790 feet of 12 inch coated steel gas main on Ridge Road in North Royalton. The project (**Ridge Road Betterment**) begins at a natural gas pressure reducing station at 8358 Ridge Road and goes south to 9850 Ridge Road along the west side of the road. The 12 inch gas main will replace a 6 inch gas main that currently serves the market.

Dan Suren Field Engineer representing Columbia Gas stated because of the growth taking place in North Royalton they need to flow more gas into the system. They are increasing their capacity in the system by changing their 6" line to a 12" line. He stated this is a \$2.2MM project. The project is being broken down into two phases; Phase 1 would be the 3,790 feet of 12 inch coated steel running from 8358 Ridge Road to 9850 Ridge Road. Construction Phase 1 is expected to start late July or early August; they expect to finish installing the 12 inch line by the end of the year. Phase 2 of the project is to replace approximately 75 services and make five mainline tie-ins so they can retire an existing pipe that is in the same corridor. The first 1600 feet, the north end of the project, will be installed in the roadway in the southbound lane of traffic. From that remaining footage to the south they are attempting to acquire private easements from the property owners in those areas. They have acquired 12 of the 16 easements needed.

Mr. Suren explained the construction operation. He said they will have a construction zone each day that will flow from north to south; closing down a lane of traffic. It will be taken down at the end of the day. Flaggers will be working on both ends of construction zone and in middle of the project to get businesses and residences in and out of their driveways. Signage and arrow board signs will be on site alerting traffic through the area and warning of construction zone ahead.

Mr. Suren spoke regarding restoration. He said they will put a temporary cap on the road as directed by the City Engineer. The permanent restoration for the roadway part of the project would happen in late fall. They will continue construction south in the private residents' area. That restoration will take place as soon as possible and grass may have to wait to be planted in spring.

Joan Martin, 9850 Ridge Road, asked where the construction equipment will be placed.

**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.**

## **ADJOURNMENT OF THE PUBLIC HEARING**

**Moved** by Mr. Baxendale, seconded by Mayor Stefanik to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried. The Public Hearing adjourned at 7:21 p.m.**

## **REGULAR MEETING**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, May 2, 2018 in regular session**. The meeting was called to order at 7:21 p.m. by Chair Larry Antoskiewicz.

**PRESENT:** Planning Commission: Chair Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Gene Baxendale, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchitsky, City Engineer Mark Schmitzer.

## **OLD BUSINESS**

1. **Huntington Park Subdivision Phase 4**. Final site plan approval. 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. 180 day extension expires 8-8-18. Tabled.
2. **Morel Landscaping, LLC**. Robert Morel of Morel Landscaping, LLC and LAF Development, LLC is requesting an extension for the previously approved lot consolidation and preliminary site plan approval for a landscaping business at 13928 Progress Parkway also known as of PPN: 483-18-016 and PPN: 483-18-018 currently zoned as General Industrial District. These approvals, including similar use approval, were received on 2/22/17 for the southern parcel. A 90 day extension was granted on 3-7-18. Tabled.

3. **Indian Trails Subdivision Phase II.** Robert Nottrodt on behalf of Woodhill Properties, Inc. is seeking Preliminary Plan Approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 single family residential 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 two stub streets in Indian Trails Phase I. Tabled. The Applicant is presenting a revised submittal for preliminary plan approval.

Moved and seconded to remove from the table. Motion carried.

Robert Nottrodt stated he is seeking approval for the 13 lot subdivision so they can move forward to the next portion of the project.

Cindy Glenn, 10877 West 130<sup>th</sup>, expressed her concerns regarding the large amount of water in her back yard. She showed a picture of the water level after half the homes were built in Phase 1 and also a picture of the elevation of which the new homes were built. She said her back yard is unable to handle the excessive water. The cost to drain her yard into a swale will be approximately \$14,000. Prior to the development being built, they said they were guaranteed on record that they would not get more water; that is not the case. She again is asking for a guarantee which will take care of the current water problem.

The City Engineer, Mark Schmitzer, stated they have met with the developer and his design team regarding Phase 2 of the subdivision. He spoke regarding storm water management. He said the basin is designed to adequately handle this proposed phase of the development. Everything will pitch west to east where the basin is proposed in Phase 2. Concern was raised regarding the south end of the property by Woodridge residents; they were getting water from the wooded area. The City has requested the developer to have a berming, swale, catch basin system to act as a buffer; but also to keep the water from flowing to those properties. They have shown on their improvement plans all the water is being routed east along that area in catch basins and swales and routed into the proposed detention basin. The detention basin is just over an acre in size behind Wood Oval. The detention basin will ultimately outlet east to Abbey Road. He said everything they have shown at the preliminary plan level for storm water management meets our code and is adequate according to our code.

Also discussed was the need to secure wetland permits. They have category 2 wetlands on the properties which are shown to be mitigated. The wetlands require a 75 ft. buffer around the existing wetland. The Applicant has a permit application into the U.S. Army Corp of Engineers and the Ohio EPA; it is awaiting approval. He said having a 75 ft. buffer around the existing wetland does cause a problem for the first two proposed sublots off of Shawnee Circle on the east side. The house footprint will be impacted by the wetland buffer. The Applicant is therefore requesting relief from the 75 ft. buffer to 35 ft. on those two sublots. He said that is something the PC needs to consider. Everything pitches southerly-easterly according to the existing topography for Phase 2. Everything that has been presented at a preliminary level seems to meet the intent of our code.

Rick Marlette, 12320 Woodridge Drive, asked how deep the swale is. The City Engineer responded from the Woodridge properties looking toward the development the mound would be 1½ feet tall, the swale would be cut below the grade of those on Woodridge properties; it would be a minimum of 2 ft. deep. It will be a gradual wide open large swale to carry the amount of water that is anticipated to be traveling through there. Mr. Marlette added that from his property the woods are 10-12 ft. higher. All the water goes through their backyards. He said 30 years ago it did too, but never like it is now because of all the trees

that were there. Since the subdivision came in they are getting a tremendous amount of water in their backyards. The catch basins in the subdivision do not help any of the water issues and the flooding in their basements. The City Engineer stated the water will be routed from the Chippewa Path area and Shawnee Circle area of this development in an easterly fashion. He added some may go north and south to get east, but it will ultimately end up in the proposed detention basin behind Wood Oval. There is an outlet structure that is going out to Abbey Road. The City Engineer responded the elevations of the properties on the proposed cul-de-sac along their backyards will have walkout basements; therefore the property will be 8 ft. down in the backyards. He said in the back area, the plan shows five proposed storm catch basin manholes in the swale along the back area; that could change. He said the way the Engineering Department approve swale/catch basin design system is to assume if every one of those is blocked, they calculate how high the berm has to be and/or how deep the swale has to be to route that water safely into the basin without jumping over into the adjacent properties. He said there will also be a drainage easement in that area which will be restricted; they cannot put sheds, landscape beds, trees, or anything to block the flow; it needs to be unimpeded. The easement is given rights to the Indian Trails HOA. A final site plan would be presented to the PC at a later date. Those plans would show a section of the landscape mound, and what a swale section and any plantings would look like.

Paul Clark, 11090 Abbey Road is located southeast of the project where the water is draining to. He was asking for assurance that he will be able to mow his lawn again. He has had water issues since buying the property from Mr. Nottrodt. The Civil Engineer responded as a City we can only enforce the codes that we have. We look to be sure we will not add any more water than what was coming there prior to the Phase 2 development coming in. Mr. Schmitzer said the new proposed detention pond is about three and one-half to four times the size of what is currently on his property plus the plan is showing it to be six feet of depth. The water in the detention pond is meant to store and slowly release over time at a controlled rate. It will be a grass bottom and generally dry. Mr. Clark stated the detention ponds are currently full of garbage with no water. He said he doesn't want that to be his back yard. Mr. Schmitzer said the responsibility for the maintenance of the detention pond goes to the HOA. The City will meet with the new residents that make up the HOA to make sure the developer has left it in a condition that is satisfactory to the City and there are funds in place so future maintenance can be performed. The turnover of Indian Trails Phase 1 to the new HOA has not been done yet. Mr. Clark asked about record of an easement on his property and whether they have access to go through his property. Mr. Schmitzer said they could talk after the meeting.

Debbie Grim, 12520 Woodridge, asked if the flooding issues created by Phase 1 will be fixed or will it remain the same. The City built a special cover for the storm sewer in her back yard and it worked great until Phase 1 was built. The City Engineer responded the calculations and designs account for anything coming off of Phase 1 going through the Phase 2 area.

Kim Piscur, 12535 Mahican Way S/L 23, said she is in Phase 1 and her backyard also floods every time it rains. She is concerned that she will flood worse than she does now. She asked if there will be a buffer of trees between Phase 1 and Phase 2. She also asked what a common area is. The City Engineer responded common blocks of land are left open and not developed. He asked the Applicant what their intentions are for that area. The Engineer stated in order to construct the swales they will probably need to clear the trees.

Dustin Derbin, of 12455 Mahican Way S/L 25, Phase 1 property; expressed his concern regarding retaining a buffer and asked if a park can be put in the common area.

Cheryl Hannan, Ward 5 Council Representative, stated the neighboring properties all have complaints regarding water issues which were worsened when Phase 1 was developed. She said she was on the PC at the time and they were told there would not be any water issues. She asked the PC take into account what the residents are experiencing as far as water issues.

George Hoffman, Hoffman Metzker, spoke on behalf of the Applicant. He stated the water flowing from Phase 1 does so in a southeasterly direction. The storm sewers and swales and wetlands on the back side of Phase 1 were supposed control that water. If it is not doing its job and everything is clear of debris it needs to be looked at. He said all the water is flowing towards the Woodridge lots at this time; the proposed storm sewer system is designed to go into an easement on the backside of the development's properties along with the swale and mounds. This will control any excess runoff that may not get into a 2x2 inlet basin grate because the intensity of the flow of the water sheets past the inlet basin. That will control the water and take it to the east towards Abbey Road. He said this is a preliminary concept. He said they have run all the numbers for the storm runoff from the varying properties that cross through the property. He said they have generously sized the basin for this submittal. He said they are sure it is going to meet the criteria of the City.

Mr. Baxendale asked if the studies have taken into account water coming from Phase 1. Mr. Hoffman responded they look at all the surrounding areas that abut up against the site. He said the water on the north side of the street should be controlled on that side of the road. He said even though he was not involved in Phase 1 all the water for Phase 1 was designed to be controlled on the property itself. Mr. Baxendale asked if he saw any deficiencies in the design when he looked at it that is causing the water to flow into the properties south of there and causing the problems of the surrounding residents. Mr. Hoffman responded he did not go through the storm calculations for that design. He said they can ask their engineers to take a look at that along with the City. Mr. Baxendale and Mr. Antoskiewicz both required that the developer look at Phase 1 to see what the deficiencies are and how they can be addressed. Mr. Castrovillari said the development may not have been built according to the plan. He said he feels the PC can move ahead with approval but there is going to be a lot of information which will be required for the Final Plan approval. Mr. Hoffman responded that is always the case. He said after a heavy rain he will go out there and walk it to see if he could spot different areas of major concern that should be looked at.

Mayor Stefanik asked Mr. Nottrodt if he is still in control of the HOA and if they are collecting dues. Mr. Nottrodt responded the dues only cover the lawn and landscaping work; they are not collecting money for the future maintenance of the retention basins. He said that will change for Phase 2. Mayor Stefanik said since he is still responsible for the HOA, he is responsible for some of the issues regarding debris in the ponds. Mr. Nottrodt said they will be cleaning that up in the next week. Mayor Stefanik stated the two storm drains on each side of 12535 Mahican Way were supposed to take the water from those three lots and excess water coming off West 130<sup>th</sup>. He added that issues on a couple of those homes need a little bit of work to prevent the water from ponding. Mr. Nottrodt stated he and Mr. Hoffman will go out and look at it.

Mayor Stefanik asked what the common area is. Mr. Hoffman said it is being left as vacant land; at some future time they may be able to add onto the stub street for future

development. He said it does not serve a purpose. Mr. Hoffman responded all common areas are part of the HOA to maintain. Mayor Stefanik suggested Mr. Nottrodt have an HOA meeting this summer with the current homeowner so they know what is going to happen when they want to turn it over. Mayor Stefanik told Mr. Nottrodt until he turns the HOA over, he is responsible for everything. He suggested he schedule a meeting soon. Mr. Nottrodt said he would. Mr. Antoskiewicz asked whether they will be taking down the trees. Mr. Nottrodt said they will leave the trees in the vacant lots for whoever builds the house. Mr. Hoffman added depending on the elevation, the size of the house, whether it has a walk out basement, and the grading of the property will dictate to the builder what area needs to be cleared. Mr. Kulchytsky asked the City Engineer if it is a requirement the swales along the perimeters of the proposed parcels be installed prior to the sale of the lots when the streets go in. The City Engineer stated all the improvements discussed will be part of the approved subdivision plans. Those plans become an exhibit to an agreement between the developer and the City. PC and City Council will have to accept it for dedication but not until all the items are done and all the bond monies are in place. This is done before the sale of any lots in a subdivision.

Mayor Stefanik asked if the dead end street Chippewa Path will have a turnaround for the garbage trucks. Mr. Hoffman stated they are showing a T-turnaround and proposed apron off to the east and to the west. The aprons will be the same depth as the street. It will be off to the side close to the area where the 25 ft. storm easement comes across. There will be enough room for a rubbish truck to turn around.

Mr. Baxendale stated he would like to decline approval tonight until they get the study done on Phase 1 to be sure everything is incorporated and done properly since it is a critical part of the process of this whole project. Ms. Fenos asked if common areas are part of Phase 1 or 2. Mr. Hoffman responded all the common areas are part of Phase 2. She asked if any of the common areas can be used for detention basins. The City Engineer explained because of the location of common areas "C", it is not conducive to detention because it is on the high end of the site; Common area "B" is already a proposed detention area; and Common area "A" is too small to be useful. Mr. Schmitzer suggested if the trees are healthy, those areas should remain wooded except for a sidewalk. He added the PC has asked in the past for additional stormwater management. The only area something would fit is in the southeast corner of the development by Wood Oval and Woodridge. The neighboring properties may not want to see a big pond in their back yard. He asked the developer and his Engineer to go through and show the City the calculations that the storm water can be sufficiently handled; possibly even a bit more within the site on the current basin before the final plan is drawn up.

The Law Director stated for preliminary plan approval it is determined a low level standard to get past. Even though it is not to everyone's liking and isn't as flushed out as the final plan is likely to be, the developer has demonstrated these plans are satisfactory to the Engineering Department. He added preliminary plan approval would be appropriate tonight.

The Chair asked the Applicant if they are willing to get together with the City Engineer to go through both Phase 1 and Phase 2 and can address those problems. Mr. Nottrodt and Mr. Hoffman stated they will do that.

**Moved** by Mr. Castrovillari, seconded by Mayor Stefanik to **approve the Preliminary Plan with the stipulations that were set forth today by the PC Board and the City Engineer.** Roll call: Yeas: Four (Mayor Stefanik, Antoskiewicz, Fenos, Castrovillari). Nays: One (Baxendale). **Motion carried.**

4. **Line-X of Greater Cleveland** – Building plan and preliminary site plan approval for a commercial building located at PPN: 483-13-008 Royalton Road in a General Industrial District. Tabled. Applicant is requesting a 180 day extension.

Moved and seconded to remove item from the Table. Motion carried.

The Applicant submitted a letter requesting a 180 day extension for site plan approval including all variances granted for the proposed building located at 10800 Royalton Road. They are currently awaiting building permits to move forward this spring.

The Building Commissioner recommended approval for this extension. He said they are ready to go and finalizing their plans. Hopefully they will have permits soon.

**Moved** by Mayor Stefanik, seconded by Ms. Fenos to **approve the 180 day extension**. Roll call: Yeas: Five (Mayor Stefanik, Antoskiewicz, Baxendale, Fenos, Castrovillari). Nays: None. **Motion carried**.

Moved and seconded to return the item to the Table. Motion carried.

5. **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. Applicant requesting a 180 day extension.

Moved and seconded to remove item from the Table. Motion carried.

The Clerk stated a letter was submitted from John Slagter, from the law firm Buckingham, Doolittle & Burroughs, LLC representing the Applicant. They requested a six month extension of the consideration of the proposed sketch plan.

The City Engineer stated the Applicant has pulled a permit from the Engineering Department to do some soil testing on the property to see if it is suitable for septic. He is moving forward with some design considerations from the Engineering Department. He recommended the granting of an extension.

**Moved** by Mr. Baxendale, seconded by Mr. Castrovillari to **approve the 180 day extension**. Roll call: Yeas: Five (Mayor Stefanik, Antoskiewicz, Baxendale, Castrovillari, Fenos). Nays: None. **Motion carried**.

Moved and seconded to return the item to the Table. Motion carried.

## **NEW BUSINESS**

1. **82nd Street Properties III, LLC**. Dean Asimes of The Norwood Group on behalf of 82nd Street Properties III, LLC is seeking site plan approval to construct a 8,000 sq. foot addition onto the existing building as well as site improvements located at 10500 Royalton Road, also known as PPN: 483-13-012 in a General Industrial District.

Mr. Castrovillari asked the Applicant about building materials. Mr. Asimes responded the siding on the new addition structure which is behind the existing structure will be vertical



aluminum siding with a two inch deep set between the ribs. The front building is a heavy gauge corrugated horizontal galvanized material. There are two hip gable roofs perpendicular to the existing gable roof; they are planned to be white medal siding. These are for the two entrances; one will be recessed. Mr. Castrovillari stated the two entry points look skimpy and need to be dressed up a bit. He also expressed a concern regarding the two different sidings. The Building Department spoke regarding Mr. Castrovillari's concerns and the addition of landscaping (inaudible). Mr. Asimes stated the double entry way is almost as tall as the existing roof line, approximately eight feet tall. The smaller one is purposely smaller since it is just a single entry point for an 800 sq. ft. tenant space.

The City Engineer stated the rear yard building setback and rear yard parking setback will require a variance in order to come into code even though it is an existing condition. He said the front yard setback requirement for the new parking area in a General Industrial "A use", is 50 ft. for any parking abutting an arterial street; Royalton Road is an arterial street. He said a variance would be needed to have the parking as shown. He said the Applicant has taken care of the small detention basin behind the building which was not functional. He will be making an improvement in that area to manage storm flows. Mr. Schmitzer stated the Engineering Department recommends approval of the plan.

Mayor Stefanik added that he is comfortable with the plan presented and the way the building addition is designed. The Law Director stated approval can be granted on the contingency upon the approval of the BZA.

**Moved** by Ms. Fenos, seconded by Mayor Stefanik to **approve the site plan contingent upon the approval of the BZA for the variance request.** Roll call: Yeas: Four (Fenos, Mayor Stefanik, Antoskiewicz, Baxendale). Nays: One (Castrovillari). **Motion carried.**

2. **The Swim of Things.** Anna Paliwoda on behalf of The Swim of Things is seeking preliminary site plan approval for proposed parking lot enlargement and addition of a second egress drive located at 14386 Ridge Road, PPN: 487-02-023 in a General Business District.

Anna Paliwoda stated they were advised by the Building Commissioner they should acquire a Civil Engineer before moving forward on this project. The Building Commissioner stated he has given the Applicant some recommendations that may be helpful when moving forward to seek PC approval.

Ms. Paliwoda requested to table the application.

Moved by Mr. Baxendale, seconded by Ms. Fenos to Table the application. Roll call: Yeas: Five: (Mayor Stefanik, Antoskiewicz, Baxendale, Fenos, Castrovillari). Nays: None. **Motion to Table granted.**

3. **Jessica Development, LLC.** Terry Monnolly on behalf of Jessica Development, LLC is seeking site plan approval for construction of a new building along with associated site improvements located at 14900 York Road, also known as PPN: 483-27-011, in a General Industrial District.

Terry Monnolly said the proposed building will look like a twin of the front building except the 4:12 pitch may be changed to 3:12 pitch. He said on the standing seam roof they experienced a lot of icing coming off the roof. The main tenant will run his business out of the proposed building and it will also be used for warehousing and storage.

The City Engineer reminded the Applicant to review the stormwater code for redevelopment and be sure there is adequate pipe sizing for the redevelopment of that property. Mr. Monnolly stated they will be installing some retention underground. Mr. Schmitzer stated in addition to the oversizing which was done on the first building it would help to extend the oversizing across the frontage to reduce peak flows off the site. Mr. Castrovillari asked that they consider adding a canopy to match the front building.

**Moved** by Ms. Fenos, seconded by Mr. Baxendale to **approve the site plan**. Roll call: Yeas: Five (Mayor Stefanik, Antoskiewicz, Castrovillari, Baxendale, Fenos). Nays: None. **Motion carried.**

4. **Columbia Gas of Ohio** plans to install approximately 3,790 feet of 12 inch coated steel gas main on Ridge Road in North Royalton. The project (**Ridge Road Betterment**) begins at a natural gas pressure reducing station at 8358 Ridge Road and goes south to 9850 Ridge Road along the west side of the road. He said they have a high pressure feed that comes from Sprague Road south to their pressure reducing station where the project will start. That is where the main feed into town is. The 12 inch gas main will replace a 6 inch gas main that currently serves the market. At the south end it will be reduced to a 6 inch. He said a majority of the project is open cut. In Phase 2 they will be directional boring only in one section down by Glenn Willow.

Dan Suren Field Engineer representing Columbia Gas stated they have not yet established a construction yard. The contractor doing the work will establish that yard based on negotiations with land owners in the area. He said they are hoping to install approximately 80 feet of pipe a day so there may be a 100 foot construction zone.

The City Engineer stated construction on the south end of the project will be in the lawn area. As the project moves further north by Tilby where they had a lot of push back from the owners, it will be on the pavement. Therefore Columbia Gas asked the Engineering Department if they would permit them to push the main line into the pavement until they get to an area where they know they have secured easements outside of the pavement. The pavement is wide enough for Columbia Gas to maintain two way traffic at all times. A recommendation from the City is for them to maintain two-way traffic and they must follow the City's pavement repair detail. He added in 2021 Ridge Road north of Rt. 82 will be repaved. Mayor Stefanik asked if they have gotten easements around Carrie Cerinos. Mr. Suren responded they were not able to negotiate those easements so they are in the street in that area. He said they have not yet taken an inventory of trees which will need to be removed; the land agents have discussed this matter with the land owner. Mr. Schmitzer stated that the City requires a copy of all signed easements from the land owners before permits are issued. Mr. Suren said the six inch pipes will be capped and abandoned in place. Abandonment details will be included in plans for the Engineering Department.

**Moved** by Mr. Castrovillari, seconded by Mr. Baxendale to **approve the utility plan**. Roll call: Yeas: Five (Mayor Stefanik, Antoskiewicz, Castrovillari, Baxendale, Fenos). Nays: None. **Motion carried.**

## MISCELLANEOUS

The next scheduled meeting is Wednesday, June 6, 2018.

**ADJOURNMENT**

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to adjourn the May 2, 2018 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 9:06 p.m.

APPROVED: /s/ Larry Antoskiewicz  
Chair

DATE APPROVED: June 6, 2018

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary