

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Thursday, July 5, 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 Kulchytsky, City Engineer Mark Schmitzer, Assistant Law Director Donna Vozar.

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. **PC18-15: North Royalton City School District** is seeking approval of a lot consolidation of PPN: 487-05-004, 487-05-006, 487-05-007, 487-05-011, 487-05-012, 487-05-015 and 487-07-001 at the Ridge Road site currently zoned as Public Facilities District.

Jim Presot, Assistant Superintendent of North Royalton Schools, stated they are looking to consolidate seven parcels which consist of the high school, middle school, stadium, and Board Office complex into one parcel. They are all currently zoned Public Facility and are used for School District operations.

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. **PC18-16:** TDA (ThenDesign Architecture) on behalf of North Royalton City Schools are seeking final site plan approval for the proposed **North Royalton High School** project which includes renovations to 150,000 sq. ft. +/- of the 1976 and 1988 portions of the existing high school, new construction of 100,000 sq. ft. +/- of new academic space, demolition of the 1950's portion of the existing high school 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 of North Royalton City Schools, stated he is here on behalf of the North Royalton City School District. They are seeking final site plan approval for the North Royalton High School. They have received BZA approval for two variances.

Abbey Ranieri, from TDA Architects, presented additional supplementary information since the first time they were before the PC Board seeking preliminary site plan approval. She spoke on the comments received during the last meeting. She said they have provided a supplemental engineering review done on the traffic signal; it will remain functioning as it currently functions. She provided a detailed landscape plan and an overview of the site.

John Urbanic, Greenland Engineering, spoke regarding the drainage requirements. He explained their plans which exceed the City standards. They will attempt to mitigate two main issues; the first is drainage to the south on the rear of the lots fronting Akins Road. The current storm water basin at the south end of the athletic facility collects stormwater runoff from most of the athletic fields as well as runoff from a large portion of the building

and the parking lot. The remaining runoff from other parts of the buildings and parking lots flow north and under Ridge Road due west; eventually flowing into the valley west of Ridge Road. As part of the proposed design, they are removing a significant amount of the runoff and moving it from one watershed to another watershed. Two acres of stormwater runoff will be rerouted via piping out to the proposed stormwater management system which consists of an underground chamber system. The system will detain the water and eventually outlet west under Ridge Road.

Abbey Ranieri presented the site plan and architectural design, including façade. She said they will be using bricks and blocks matching the range of tones of the existing building and incorporating the darker banding that is on the existing building. When transitioning from existing brick into a new brick color they are using a composite metal panel system. Large graphics are being used to indicate the name of the building along the façade of the auxiliary gymnasium. They will be using a pixelating pattern to transition materials or transition colors. The bell tower will be relocated into the new courtyard entry.

Paul Beno, 6422 Akins Road, expressed his concerns regarding drainage of the rear parking lot. He asked if the new basin would eliminate some of the water coming from the back basin and the water coming from the soccer field area.

Moved by Mr. Baxendale, 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. Castrovillari, seconded by Ms. Fenos to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried**. The Public Hearing adjourned at 7:35 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Thursday, July 5, 2018 in regular session**. The meeting was called to order at 7:35 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 Kulchytzky, City Engineer Mark Schmitzer, Assistant Law Director Donna Vozar.

APPROVAL OF MINUTES:

Moved by Mr. Baxendale, seconded by Mr. Castrovillari to **approve the minutes of June 6, 2018**. **Motion carried**.

OLD BUSINESS

1. **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. Tabled on 5-2-18.
2. **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.
3. **Line-X of Greater Cleveland**. Building plan and site plan approval for a commercial building located at PPN: 483-13-008 Royalton Road in a G.I. District. Tabled. 180 day extension granted on 5-2-18. Expires 10-29-18.
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 RRZ District. Tabled. 180 day extension granted on 5-2-18. Expires 10-29-18
5. **Online Liquidation Auction**. Seeking site plan approval for proposed parking lot improvements at the northwest corner of the existing building located at 8748 Ridge Road, also known as PPN: 482-12-016 and PPN: 482-12-030 in a LB District. Tabled 12-6-17.

NEW BUSINESS

1. **PC18-15: North Royalton City School** is seeking approval of a lot consolidation of PPN: 487-05-004, 487-05-006, 487-05-007, 487-05-011, 487-05-012, 487-05-015 and 487-07-001 at the Ridge Road site currently zoned as Public Facilities District.

Jim Presot, Assistant Superintendent of North Royalton City Schools, stated they are seeking consolidation of all seven parcels into one. The parcels are currently zone Public Facilities and will remain and be used for those purposes.

The City Engineer stated they have reviewed the lot consolidations; it is acceptable to the City. Easements will need to be marked on the plat showing stormwater management facilities and the necessary access rights to the City. This would include the existing basin on the southern property line, the new proposed underground system along Ridge Road and the existing system for the Middle School along Ridge. The Engineering Department recommended approval.

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

2. **PC18-16**: TDA (ThenDesign Architecture) on behalf of **North Royalton City Schools** are seeking final site plan approval for the proposed North Royalton High School project which includes renovations to 150,000 sq. ft. +/- of the 1976 and 1988 portions of the existing high school, new construction of 100,000 sq. ft. +/- of new academic space, demolition of the

1950's portion of the existing high school 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 of North Royalton City Schools, stated they are seeking final site approval for the proposed project and site.

The Building Commissioner stated he has met with the Architects to cover the new materials and elevations and the landscaping plans. They have met our request and the Building Division supports approval of this project moving forward.

The City Engineer stated the Applicants received two variances from the BZA; one for the driveway setback on the southern property line, and also a variance for the proposed parking along Ridge Road. The Applicant submitted a traffic study as requested. It basically showed the existing light as it functions now, and then with the proposed improvements. There are no proposed changes that are warranted. Their stormwater management plan exceeds code. These proposed improvements also include an enlargement of the existing earthen basin along the southern property line. During construction, there will be a temporary sediment trap that is constructed and acts as a mini detention basin to trap runoff. The existing storm pipes in the parking lot that are going out towards the south are part of the demolition plan; they will be rerouted westerly along the driveway to the new underground system along Ridge Road. This will change some of the watershed area significantly reducing the water problem. He said it will not completely stop the flooding because of the natural creeks downstream that fill up with debris. We are in contact with those residents about cleaning up the waterways that go towards the Ohio Turnpike. No comments were received from the North Royalton Fire Department. He asked the Applicant to seek feedback from the NRRFD during final review regarding hydrant placement. The Engineering Department was in favor of final site plan approval.

The City Engineer said he would like to speak with Mr. Beno, 6422 Akins Road, separately regarding his water issue coming from both sides of the soccer fields.

Mayor Stefanik asked Mr. Schmitzer to explain the existing storm system. He expressed his concern regarding the amount of water coming down Ridge Road in a heavy rainstorm and going south. Mr. Schmitzer said the storm water will flow through the existing 24 inch storm system that runs between the open field area of Ms. Haller's property and The Swim of Things and then travels through Cross Creek Condos dumping down the hillside into the ravine. Greenland Engineering has reviewed the information on the existing system and verified the capacity of the system; they show the water flow will not exceed the capacity of that system. Mr. Urbanic stated the major difference between the pipe going to Akins and the pipe going west from Ridge Road is not just the size but it is also the slope of the pipe and the topography of the land heading west from Ridge. The culvert that goes under the road is an old 2 ft. by 3 ½ ft. box culvert. The slope of the pipe is significantly larger than the pipe heading south; it is also at a much steeper grade. The slope of that pipe allows the capacity of the pipe to be much larger than the capacity of the pipe heading to the Akins Road ditch. The water will be detained prior to it being rerouted.

Mr. Antoskiewicz asked about the water flowing down the southern driveway. Mr. Urbanic stated the current track drain is filled with debris and is not effective when water flows from a heavy rain. The water washes straight across Ridge Road and into the front yards of the properties to the west. He said the drainage improvements that will take place will have an

oversized curb inlet and will collect in the drains that outlet to the underground storage chamber. The only water going down the driveway area is from a small area.

Mr. Baxendale asked if the Applicants met with the Fire Department regarding the vehicles and access roads. Mr. Urbanic stated they have met with the Fire Department and will meet with them again to review final plans.

Mr. Castrovillari stated the Architects have taken three or four decades of buildings and tried to unify the whole complex. He said they have done a good job; however, he expressed his concern regarding the Auxiliary Gym building. He did not care for the 15 ft. large North Royalton lettering; it is dated and will look worse ten years from now. He suggested possibly incorporating the NR logo. He also said he did not care for the area where the red brick has a break point and then shows the tan brick. He does not see the pixilation on that corner; it is not as gradual and looks more like a cut break. He suggested a metal panel may need to be incorporated.

Abbey Ranieri stated even though it appears to be an abrupt line, the intent is to make a gradual transition using the three different color blocks between the two colors. She said it will be a more gradual pixilation. The rendering isn't showing it correctly. The 2-D picture referenced the transition better; it will be red transitioning to tan.

Ms. Fenos asked for clarification regarding the new landscape plan and the size of trees that may block the existing sign. Ms. Ranieri responded the angle of the tree will not be blocking the existing Middle School sign. She said she will confirm that blockage by a tree will not occur. Mr. Baxendale asked about the prominence of the sign and whether it was big enough.

The Assistant Law Director asked if the Applicant would like to address the issues regarding the rendering. Ms. Ranieri said their goal is to receive final approval. They want to begin construction on the loop road this summer in order to get future phases of construction to occur. She said they are committed to adjusting the Auxiliary Gym building elevation; it is their intention for it to be a gradual transition from brick color to brick color. She said they would rework the super graphics NR lettering and possibly add a logo. Potentially work with some textures of split face and smooth face on that corner to produce some pedestrian scale similar to the Middle School. Mr. Castrovillari responded that pulling in the two colors and possibly the two levels from the Middle School would help tie in the two buildings.

Ms. Vozar stated you are relying on the School Board to make sure it is esthetically pleasing subject to the PC comments and concerns and relying on the Building Commissioner to make sure those comments are incorporated into the final plan as approved. The Building Commissioner stated he has a clear idea of the issues discussed by the PC. He recommended approval of the final site plan and he would handle the final design incorporating the comments from the PC Board.

Moved by Mr. Castrovillari, seconded by Mr. Baxendale to approve the final site plan with the understanding that the Applicant will address the concerns of the Auxiliary Gym corner of the plan both with the elevation and the signage and address with the Building Commissioner in conformity with the comments made tonight by the PC Board members. Roll call: Yeas: Five (Mayor Stefanik, Antoskiewicz, Castrovillari, Baxendale, Fenos). Nays: None. **Motion carried.**

MISCELLANEOUS

The next scheduled meeting is Wednesday, August 1, 2018.

ADJOURNMENT

Moved by Ms. Fenos, seconded by Mr. Baxendale to adjourn the July 5, 2018 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 8:23 p.m.

APPROVED: /s/ Larry Antoskiewicz
Chair

DATE APPROVED: August 1, 2018

ATTEST: /s/ Diane Veverka
Planning Commission Secretary