

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **August 1, 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 Kulchysky, City Engineer Mark Schmitzer, Law Director Thomas Kelly.

## **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. **PC18-17:** Campbell Construction on behalf of **Winkler Enterprise, LLC** is seeking approval for lot consolidation of PPN: 483-14-003 and 483-14-045, also known as 13134 York Road, in a General Industrial District.

David Aulger, registered architect with Campbell Construction, was present to represent Winkler Enterprise, LLC. They are seeking approval for a lot consolidation for the parcels on York Road; one parcel is three acres and a second parcel is two acres for a combined five acre parcel.

**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. **PC18-18:** Campbell Construction on behalf of **Royalton Architectural Fabrications and Winkler Enterprise, LLC** is seeking site plan approval to construct a 36,468 sq. ft. building and associated asphalt paved parking lot located at 13134 York Road, also known as PPN: 483-14-003 and 483-14-045 in a General Industrial District.

David Aulger, registered architect with Campbell Construction, was present to represent Royalton Architectural Fabrications and Winkler Enterprise, LLC. Using a site plan provided with his submittal, he gave details of the project. He stated the rear of the property is wooded and has a stream which runs catty-corner across the property. They have engineered the site to have the stormwater retention basin in the back which will empty into the creek. The building is primarily a manufacturing space with an associated office space in the front. He displayed the building elevations. The taller manufacturing area is going to be a pre-engineered steel building with a masonry abuse wall. The panel color will be cool-ocean blue. The lower band will be darker pewter color and the upper color will be silver. The office building will be a lower band of masonry which will match the abuse wall and will highlight ACM (aluminum composite material cladding) panels. They will be using their own material; that is what Royalton Architectural Fabrication manufactures. On the masonry portions of the building, onyx gray will be the highlight color, the darker bands, and the field color will be a gray split face architectural concrete block.

Mr. Aulger said they received BZA approval on July 19, 2018 for a front yard setback variance to have an 85 ft. setback for the building. This will make up for the land loss with the riparian setback requirements which make the rear portion of the site not buildable.

**Moved** by Mayor Stefanik, seconded by Mr. Baxendale 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 Ms. Fenos, seconded by Mr. Castrovillari to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried.** The Public Hearing adjourned at 7:10 p.m.

### REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, August 1, 2018 in regular session**. The meeting was called to order at 7:10 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, Law Director Thomas Kelly.

### APPROVAL OF MINUTES:

Moved by Mr. Castrovillari, seconded by Mr. Baxendale to **approve the minutes of July 5, 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**. Greg Zillich, Zillich Interiors is requesting a 180 day extension for 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.

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

The Law Director stated on behalf of the Administration they respectfully request the PC Board grant a 180 day extension to Huntington Park Subdivision for the purpose of administrative economy.

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

Motion made and seconded to return this item to the table. Motion carried.

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. **PC18-17:** Campbell Construction on behalf of **Winkler Enterprise, LLC** is seeking approval for lot consolidation of PPN: 483-14-003 and 483-14-045, also known as 13134 York Road, in a General Industrial District.

The City Engineer stated the Engineering Department does not have any issues with the proposed lot consolidation. The Law Director stated he has no objection; it is the appropriate thing to be done.

**Moved** by Mr. Baxendale, seconded by Mr. Castrovillari to **approve lot consolidation of PPN: 483-14-003 and 483-14-045**. Roll call: Yeas: Five (Mayor Stefanik, Antoskiewicz, Baxendale, Castrovillari, Fenos). Nays: None. **Motion carried.**

2. **PC18-18:** Campbell Construction on behalf of **Royalton Architectural Fabrications and Winkler Enterprise, LLC** is seeking site plan approval to construct a 36,468 sq. ft. building and associated asphalt paved parking lot located at 13134 York Road, also known as PPN: 483-14-003 and 483-14-045 in a General Industrial District.

The City Engineer stated they have worked closely with the Applicant on the project site regarding establishing the riparian corridor as well as the steep slope setback. Our code allows stormwater management is an allowable use within the riparian and steep slope setback. There will be some slight grading disturbance outside of where the stormwater management is. He asked that they add some additional plantings in the area where the disturbed and non-disturbed area meet making sure the slope is established and is not going to slip and fall because of disturbance due to site development. He said he recommends final site plan approval.

Dan Langshaw, Ward 3 City Councilman, submitted a letter in support of both PC18-17 and PC18-18 supporting Royalton Architectural Fabrications and Winkler Enterprise, LLC applications.

Mr. Castrovillari expressed concern regarding the dark blue color of the building and the black letters and whether it will be visible from the street. He said he did not feel there is an entrance presence to the building. Something needs to be added to the front door; a canopy or an L-shaped bump-out to bring the front entrance out a bit. Mr. Baxendale expressed concern regarding the south elevation view from York Road.

Mr. Augler responded in regards to the south elevation, there are high windows to break up the expansive blue. Plus the adjacent building will obscure most of the view while driving up York Road. He said a recessed entry is an architectural solution to the entry problem. In this case he said they chose to do a recessed entry in order to keep it in line with the line of the building to help accentuate the metal panels. It is also the only place where the windows go all the way to the ground and a sidewalk going to the door. He added, that being said, they anticipated this issue being brought up. He said since the owner also produces ACM column covers, a possible solution would be to add a canopy projection that would come out six feet and would have one column on either side featuring the column covers they manufacture. It would be very similar to the column outside of City Hall. He said the projected canopy entrance marque would signify where the entrance to the building is. Mr. Castrovillari stated he likes the solution.

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

### MISCELLANEOUS

The next scheduled meeting is Wednesday, September 5, 2018.

### ADJOURNMENT

Moved by Mr. Baxendale, seconded by Mr. Castrovillari to adjourn the August 1, 2018 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:25 p.m.

APPROVED: /s/ Larry Antoskiewicz  
Chair

DATE APPROVED: September 5, 2018

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary