

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **October 3, 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, Vice Chair Frank Castrovillari, Mayor Stefanik, Jessica Fenos, Gene Baxendale, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchysky, City Engineer Mark Schmitzer, Law Director Thomas Kelly.

The Chair stated the North Royalton City Schools will not be presenting at today's meeting. Instead they will be on the November 8, 2018 agenda. Public notices will be sent to surrounding property owners.

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. **PC18-21: McDonalds Restaurant.** Larsen Architects on behalf of property owner McDonalds Corporation and franchise owner Dave Gnatowski is seeking building and site plan approval for renovation of a McDonalds Restaurant franchise food establishment. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at 5304 Royalton Road also known as PPN: 488-19-011, in a TCD District.

Jim "JP" Ptacek with Larsen Architects spoke on behalf of McDonalds Corporation. He said the store was constructed in 1999-2000. They espouse a new direction for the aesthetics of the building. The scope for the exterior is to minimize the double mansard roof by giving it a cleaner more contemporary look for the exterior. They are looking to make the site one hundred percent ADA compliant. This would include the dining room, PlayPlace and bathrooms. Some of the drive through equipment is being replaced to a more current version of the digital menu boards.

Paul Marnecheck, Ward 4 Councilman, spoke in favor of the approval of the site plan. He said in the past they have worked with the City and adjacent neighboring properties regarding water flow concerns.

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.**

2. **PC18-24: VCA York Royalton Animal Hospital.** Environmental Design Group on behalf of VCA York Royalton Animal Hospital and property owner Nancy Ruff is seeking site plan approval for proposed parking lot expansion at the rear of property located at 8029 York Road, also known as PPN: 482-01-003, in a General Business District.

Robert Warner with Environmental Design Group spoke on behalf of VCA York Royalton Animal Hospital and the property owner. He stated the business is looking to add additional parking towards the back of the property because they have had situations where they are short of parking spaces. He said they are creating ten parking spaces. In order to do that they will be eliminating four spaces; therefore they will be gaining only six parking spaces.

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 Mr. Baxendale to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried**. The Public Hearing adjourned at 7:09 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **October 3, 2018 in regular session**. The meeting was called to order at 7:09 p.m. by Chair Larry Antoskiewicz.

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

APPROVAL OF MINUTES:

Moved by Mr. Castrovillari, seconded by Mr. Baxendale to **approve the minutes of September 5, 2018**. **Motion carried**.

OLD BUSINESS

1. **PC18-09: 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 1-28-18. Tabled.
3. **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.

The Clerk stated both the lawyer and the applicant Michael Pizzuti were contacted. No request for an extension was received. The Law Director stated his recommendation is to remove it from the table, put it up for a vote, rather than let it linger and have the expiration occur without a vote. He stated the Administration would recommend a negative vote in order to clear the decks since no new information has been submitted by the applicant.

Moved by Mr. Castrovillari, seconded by Mr. Baxendale to **remove this item from the table**. Motion carried.

Moved by Mr. Baxendale, seconded by Mr. Castrovillari to approve sketch plan for a subdivision on PPN: 486-23-003. Roll call: Yeas: None. Nays: Five (Mayor Stefanik, Antoskiewicz, Baxendale, Castrovillari, Fenos). **Motion denied.** This item will be removed from future agendas.

4. **PC18-23:** TDA on behalf of property owner **North Royalton City Schools** is seeking 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. Applicant received Preliminary Site Plan Approval on 3/28/18. ***The revised plan application will be heard on 11/8/18.***

NEW BUSINESS

1. **PC18-21: McDonalds Restaurant.** Larsen Architects on behalf of property owner McDonalds Corporation and franchise owner Dave Gnatowski is seeking building and site plan approval for renovation of a McDonalds Restaurant franchise food establishment. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at 5304 Royalton Road also known as PPN: 488-19-011, in a TCD District.

Jim "JP" Ptacek with Larsen Architects spoke on behalf of McDonalds Corporation. Dave Gnatowski, Area Construction Manager representing McDonalds Corporation and Steve Payne, franchise owner were also present.

Mr. Ptacek presented the site plan showing contact shots of the existing building and surrounding area and proposed changes. The changes include better ADA access to the entrance; the walks to the building will be reworked as well as the ADA parking. The existing directional signs and ground signs will be maintained. A height limiter bar will be installed for the drive through area. The menu board will be reduced from a four-panel design to a two-panel portrait style television configuration; there is a net reduction in signage. There will be a pre-board and menu board for each lane. He spoke of the reimaging of McDonalds which includes the removal of the coffer panel on the front half of the building above the roof condition; the four foot mansard extension that exists over the walk will be cut flush with the building and they will be building over the portion that remains so it is not seen. A thin trellis that sticks off the building over the sidewalk will afford protection from the rain. The PlayPlace itself is an iconic element of the building. That structure with the arch and windows will remain unchanged. The goal is to neutralize the roof. What you can see is a rhythm of coffer panels that are above it so it respects the original architecture. Beyond that, they are basically building above the Mansard roof with efface and adding a cornice of corrugated metal.

Steve Payne stated it will look similar to the Strongsville location which was just completed. Dave Gnatowski stated another building similar to this design is in Montrose on Route 18. They have added more architectural intricate designs into this site plan to make it much more appealing so it is not a gigantic blank wall.

Mr. Castrovillari asked for further explanation regarding the lights that will illuminate the coffers. He added he likes the design, however the two-story PlayPlace, is the most visible part of the building. He asked to have the three rows of cornice which is being added to the building also added to all four sides above the PlayPlace instead of having the flat grey which is shown on site plan. He said it looks dated and this would add a three-dimensional look and will help tie the roof line with the main building. The Building Commissioner stated he agrees with Mr. Castrovillari. He said it would be a great place to repeat the cornice element which ties the renovated portions with the existing portion. He added the same thing should be added over the iron mountain chocolate color. He responded the present building has a cornice on the top of the PlayPlace box. Mr. Kulchytsky said they have had an opportunity to meet with the ownership, Architect and McDonald's representatives and their initial design would have been inappropriate for the Town Center District. They have come back with a design which is much closer of what we would anticipate to see in this District. He added the request by Mr. Castrovillari is reasonable. He said he does not anticipate any reason why McDonald's corporate standards would stand in the way of the cornice for the PlayPlace and the McDonalds bump out. The Applicant responded this is a reasonable accommodation they can make.

The Building Commissioner asked if the paving is being resurfaced. Mr. Payne responded quite a bit of it will be torn up when they do the sidewalk changes; it will be re-patched and sealed. The overgrown landscaping will be refurbished. The Building Commissioner stated the City has revised the signage code and recommends they take the opportunity to upgrade the main sign. He added we are not requiring you to do so. Mr. Baxendale stated the sign looks dated and he would like to see it addressed. Mr. Payne said if they have an opportunity to revisit the sign they would consider upgrading the McDonald's sign with possibly a planter to raise it up a bit to improve the line of site. He said we did something similar at the Brunswick location on Pearl Road. The Building Commissioner stated they would not be required to have the landscaping plan reviewed.

The Building Commissioner questioned the PlayPlace and the McDonald's texts are changing location. A variance may need to be secured for this change. He added that should not affect their review of the application before us.

The City Engineer stated the Engineering Department report was submitted and he has no additional comments.

A resident expressed her concern to the Mayor regarding rubbish receptacles which may be located in the back along the property line of the business condos. She said during the day the rubbish blows over to the condos to the east. Mr. Payne said he would inform the maintenance crew and address the problem.

Mr. Baxendale asked the Applicant as they are performing the renovations, he would hope they would improve upon the cleanliness of the play area; he said he has heard multiple complaints about that area.

Moved by Mayor Stefanik, seconded by Mr. Baxendale **to approve the site plan renovations with the recommendations from the PC Board and Building Commissioner which includes the addition of a cornice that matches the proposed building at the play area and any bump outs that are in the grey iron mountain color.** Roll call: Yeas: Five: (Mayor Stefanik, Antoskiewicz, Baxendale, Castrovillari, Fenos). Nays: None. **Motion carried.**

2. **PC18-24: VCA York Royalton Animal Hospital.** Environmental Design Group on behalf of VCA York Royalton Animal Hospital and property owner Nancy Ruff is seeking site plan approval for proposed parking lot expansion at the rear of property located at 8029 York Road, also known as PPN: 482-01-003, in a General Business District.

Robert Warner with Environmental Design Group spoke on behalf of VCA York Royalton Animal Hospital and the property owner. He stated they are proposing to remove a piece of the curb and extend the driveway back in order to allow them to have 10 parking spaces. Currently the property slopes uphill so they will need to do some excavation in order to flatten the area out. A catch basin is located on the property picking up the water that comes off the hillside before it goes onto the parking lot. They will be removing a catch basin that is on the high side of the driveway. He said they have designed their system so the pavement is tilted creating a valley that lines up with the new catch basin they will be installing and tying into the existing storm sewer in the back area. The storm water will not exit this property.

The City Engineer stated our code does not require storm water management for disturbances or redevelopments less than an acre. They are just under two-tenths of an acre disturbance. He said he was concerned the existing eight inch storm sewers on the property seem to be a bit small to handle a rock channel from off-site to drain on the parking lot. He said he does not want to see the sewer get inundated to the point that it does not function. During heavy rains the water may flow out onto York Road. He asked the Applicant to review the existing system and as part of their plan submittal see if there is an opportunity while they are doing the construction to possibly upgrade and increase the size of the pipe between one catch basin and another to get better flow.

Mr. Antoskiewicz stated while they are doing their improvements, he would like a sidewalk put in along the front of the property. He said the properties to the south which are zoned commercial are all up for sale. Once those are sold, sidewalks will be installed; the only gap would be this property going to the Center area on Sprague Road. Mr. Warner stated from their north property line to the north the street is curbed with curbs and sidewalks. There are no ditches. He said from his property line going south there is a series of ditches along the side of the road and no curb. The ditches drain the water off the street. If they put a sidewalk in, would they be forced to enclose a ditch and cut off the drainage structures from the roadway pavement? The Building Commissioner responded the Applicant is correct; the sidewalk from Sprague ends at the Sprague Road Plaza. Then VCA occurs and there is a portion with no sidewalk. There is an open ditch and he does not see a need to enclose it. It is the appropriate solution being the properties to the south are all for sale and we are trying to move forward towards greater connectivity by sidewalks. The Applicant responded they would put the sidewalk in as long as it didn't compound and end up with them having to enclose the ditch and then causing drainage issues on the front property.

The City Engineer stated based on the picture given to him by Mr. Kulchytsky, it looks like it is laid out perfectly to just cut a narrow swath in order to put a sidewalk in. Other than a valve that may be in the way that may need to be adjusted, we would not require the applicant to enclose the roadside ditch. It would lay out one foot off the back of the right away to put the sidewalk in. The Applicant agreed with putting the sidewalk in.

Mr. Baxendale asked if trees or other vegetation will remain to the south property line. The Applicant responded, yes. He added they are not planning to do any clearing. Mr. Baxendale asked if the width of the isle will be an issue. The Applicant responded they do not have an issue with that requirement. He said to the south there is a hillside where it

drops down so they will be widening the driveway to the north and move all the parking spaces up four feet. The Applicant stated this would allow the drive to be 24 feet.

Moved by Mr. Baxendale, seconded by Ms. Fenos to **approve the site plan for parking lot expansion at the rear of property and approval would include adding a sidewalk along the front property line along York Road.** Roll call: Yeas: Five: (Mayor Stefanik, Antoskiewicz, Baxendale, Castrovillari, Fenos). Nays: None. **Motion carried.**

MISCELLANEOUS

The next scheduled meeting is Thursday, November 8, 2018. Mr. Antoskiewicz said he would not be present.

ADJOURNMENT

Moved by Ms. Fenos, seconded by Mr. Castrovillari to adjourn the October 3, 2018 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:51 p.m.

APPROVED: /s/ Frank Castrovillari
Vice Chair

DATE APPROVED: November 8, 2018

ATTEST: /s/ Diane Veverka
Planning Commission Secretary