

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **December 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, Vice Chair Frank Castrovillari, Mayor Stefanik, Jessica Fenos, 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. **PC18-27:** Scott Goldberg of Saks & Goldberg Companies on behalf of Pine Hill Development Co., Ltd is seeking Final Plan Approval for **Pine Hill Subdivision Phase No. 2** (final phase). The subdivision will consist of 31 single family residential lots on PPN: 486-25-022 in a R1-A Zoning District. The proposed subdivision will be located to the east of Phase 1 and will extend the existing Brookhaven Drive stub from Phase 1 into a cul-de-sac with an additional cul-de-sac street to be named Glenbrook Drive.

Motion and second to recuse Mr. Baxendale. Motion carried.

Scott Goldberg spoke on behalf of the developer Saks & Goldberg Companies as well as Pine Hill Development Co., Ltd. owner of the development. He said they are here to present the final phase of Pine Hill Subdivision Phase No. 2 consisting of 31 lots with homes expected to be in the \$400,000 to \$600,000 price range. The entire 72 lot Pine Hill Subdivision received its revised preliminary plan approval previously by the PC. The application before the PC tonight is in accordance with the approval, including street layout. A summary of the history of Pine Hill Subdivision was submitted to the Clerk for record keeping.

Ed Steimle, 18801 State Road, asked if the plans are available on line for review.

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

2. **PC8-28:** Paul Michalski on behalf of **AAA Landscaping LLC** is seeking building and site plan approval in order to construct an accessory structure at 9652 Akins Road, also known as PPN: 483-27-003 in General Industrial District. The applicant is seeking to construct a ~~50 ft. x 60 ft.~~ 60 ft. x 50 ft. accessory structure. The proposed structure will measure 20 ft. in height.

Paul Michalski stated he is seeking to build a 60 ft. x 50 ft. garage for storage of equipment, trucks and trailers so they do not have to sit outside and be damaged by the weather.

**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**.

3. **PC18-30:** Andrea Reedy of **Royal Rose LLC** is seeking approval for a lot consolidation of PPN: 483-13-010, PPN: 483-13-005 and PPN: 483-11-011 located on Royalton Road in General Industrial District.

Andrea Reedy stated she is looking to consolidate three lots. Last year they purchased the house to the west of the commercial property in order to put a driveway in that wasn't right over the crest of the hill; they would have better visibility and the semis would be out of the main parking area. One of the commercial buildings is currently located on two separate parcels.

4. **PC18-31:** Andrea Reedy of **Royal Rose LLC** is seeking building and site plan approval for the proposed project which includes new construction of a 12,000 sq. ft. office/warehouse/service space(s), two building additions, demolition of existing house, garage, century home, driveway, fences and landscaping, repair of current parking lot and creation of an additional parking area, and relocation of ingress/egress driveway. The facility is located at 11204 Royalton Road, also known as PPN: 483-13-005, 583-13-011 and PPN: 483-13-010 in General Industrial District.

Andrea Reedy stated they want to put additions on the back building that Shearers Equipment is currently leasing. They plan to tear down the front house that is on the lot to the west as well as the existing building that is a restaurant being leased by Olescias. They are seeking to build a new commercial building that is the same type of usage in General Industrial as the back building. She added, they are unable to accommodate the restaurants growth which needs additional parking and a larger building. The current owner is looking to move the restaurant to the Richfield Tavern building.

The Clerk read into record a letter from Dan Langshaw which stated he is in support of the applicant's requests and believes the proposed plan will greatly improve this part of Ward 3 and our City.

**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 Mayor Stefanik, seconded by Ms. Fenos to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried.** The Public Hearing adjourned at 7:12 p.m.

## **REGULAR MEETING**

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **December 5, 2018 in regular session**. The meeting was called to order at 7:13 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, Assistant Law Director Donna Vozar.

**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 11-8-18. A 180 day extension expires 5-7-19.
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.

**NEW BUSINESS**

1. **PC18-27:** Scott Goldberg of Saks & Goldberg Companies on behalf of Pine Hill Development Co., Ltd is seeking Final Plan Approval for **Pine Hill Subdivision Phase No. 2** (final phase). The subdivision will consist of 31 single family residential lots on PPN: 486-25-022 in a R1-A Zoning District. The proposed subdivision will be located to the east of Phase 1 and will extend the existing Brookhaven Drive stub from Phase 1 into a cul-de-sac with an additional cul-de-sac street to be named Glenbrook Drive.

Motion and second to recuse Mr. Baxendale. Motion carried.

The City Engineer stated the preliminary plan approval was granted by the PC in 2003 for the entire subdivision consisting of 74 lots which has been broken into two Phases. Mr. Goldberg is now seeking site plan approval for 72 lots, two less than was originally approved. Mr. Goldberg stated approval was granted on the condition that he returned to the PC for revised preliminary plan approval. At that time, the PC requested a street stub be added between sublots 11 and 12 in what was phase 1, a street stub be eliminated toward the east of the subdivision and to extend Brookhaven Drive into a cul-de-sac.

Mr. Schmitzer stated the PC has the power to grant a variance to the length of the cul-de-sac. Our code states the code shall be no longer than 600 ft. Regardless of the plan approval, it has changed slightly from that approval but it still shows 800 ft. of length in the cul-de-sac from Glenbrook Drive heading east on Brookhaven. Based on the topography with the branch of the Rocky River being right next door, he recommended the PC approve the site plan and grant the variance as part of the plan approval. Mr. Schmitzer said he has not yet had any correspondence regarding wetlands; he will need to have a document stating if wetlands are on the site. Mr. Goldberg responded they had a study done years ago which included onsite mitigation and streams and an email from the Corps verifying compliance and closing their file in 2011. He added in addition to the Corps' documents provided to the Clerk, he will provide supplemental information to the Engineering Department if needed.

Mr. Schmitzer asked about the deed restriction conservation easement. He said it seems to run through the house of subplot 70. Mr. Goldberg stated it actually stops at the rear building footprint. As part of the Corps' approval process, they were required to file with the County restrictive covenants for that stream. The boundary ends about 20-25 feet behind the rear of that house and from there it is piped. The improvement plans will show in better detail how that storm water is handled at that point. Mr. Schmitzer stated if for some reason it doesn't

work out, he asked do they realize they would need to lose the lot. Mr. Goldberg responded he understands that. He said his engineer believes it is a buildable lot, but discussion can follow if there are questions.

Mr. Schmitzer stated they have provided comments on the Engineering Report which was submitted to both the applicant and the PC Board. Most comments apply to the subdivision code for R1-A which is what we are reviewing this under. He said he has requested a Master Tree Plan/Landscape Plan as part of the final subdivision plan. Monies will be held in escrow. He said he recommends approval of the Subdivision.

Mayor Stefanik asked for an update on the HOA. Mr. Goldberg responded the HOA is inactive at this time. He said they will need to rework the retention basin in the rear which eventually will be the responsibility of the HOA. In the meantime, there is very little common area; there is a small retention basin in the front and a larger one in the rear. At this time, no dues are being charged to the homeowner. He said the appropriate time to turn over the Association to the homeowners is when the second phase is completed and there are enough homes in the HOA to find trustees willing to serve and manage the Association. The Mayor stated the problem we run into is the original homes which may have turned over in ownership do not realize they are in a HOA until the developer wants to leave. He added the City needs to be involved in the meetings so everyone understands what is expected of them. Mr. Goldberg responded in their contracts when they sell lots, it is very clear; he said he understands the Mayor's concerns and will start the process of a HOA.

**Moved** by Mayor Stefanik, seconded by Mr. Castrovillari to **approve the Pine Hill Subdivision Phase No. 2 final Plan Approval pending compliance on the Engineering Departments' request and issuing a variance for the additional footage on the cul-de-sac as submitted.** Roll call: Yeas: Four: (Mayor Stefanik, Antoskiewicz, Castrovillari, Fenos). Nays: None. **Motion carried.**

2. **PC18-28:** Paul Michalski on behalf of **AAA Landscaping LLC** is seeking building and site plan approval in order to construct an accessory structure at 9652 Akins Road, also known as PPN: 483-27-003 in General Industrial District. The applicant is seeking to construct a ~~50 ft. x 60 ft.~~ 60 ft. x 50 ft. accessory structure.

The Building Commissioner stated the Applicant appeared previously before the PC to secure a similar use determination for his landscaping business. At the time Mr. Michalski took over one of the more blighted commercial properties on Akins Road. He followed all the requirements and guidelines set forth by the PC and appears to be doing a fine job with maintaining the site per those requirements. He recommended the PC vote in favor of the building and site plan. The Assistant Law Director asked if there were any restrictions on expanding the business. The Building Commissioner responded the expansion is in conformance with the previous requirements. The Assistant Law Director responded she sees no problem with the granting of this application.

The City Engineer stated the proposed roof drainage/downspout(s) can "daylight" the discharge storm water to the cutoff swale by the fence and then east down to the ravines. He said he would like the fill area around the sign cleaned up so the slope is stable and will not erode. He suggested compacted soil with erosion control matting that is pinned down where grass can grow through. Mr. Michalski said he can do that.

Mr. Antoskiewicz stated he appreciates Mr. Michalski's willingness and follow-through on complying with all requirements from the original PC approval. He has done a great job.

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

3. **PC18-30**: Andrea Reedy of **Royal Rose LLC** is seeking approval for a lot consolidation of PPN: 483-13-010, PPN: 483-13-005 and PPN: 483-11-011 located on Royalton Road in General Industrial District.

Discussion followed regarding both applications PC18-30 and PC18-31. See below.

4. **PC18-31**: Andrea Reedy of **Royal Rose LLC** is seeking building and site plan approval for the proposed project which includes new construction of a 12,000 sq. ft. office/warehouse/service space(s), two building additions, demolition of existing house, garage, century home, driveway, fences and landscaping, repair of current parking lot and creation of an additional parking area, and relocation of ingress/egress driveway. The facility is located at 11204 Royalton Road, also known as PPN: 483-13-005, 583-13-011 and PPN: 483-13-010 in General Industrial District.

The Building Commissioner stated we have met with the Applicant several times to review and look at other options for the site as to feasibility. The final iteration is an appropriate use of the site. He recommended the Board consider a final site plan approval if the Engineering Department is in agreement. If not a final site plan approval, a final site plan approval for the driveway which they want to put in this year. The City Engineer stated they have already been approved for a permit for the driveway which had a limitation of a year on it and pending going through this process. This would give them access for the demo and would not interfere with operations of the restaurant and Shearer Equipment. He added with the significant amount of information submitted with the plans, the request they are seeking would be for a Final Site Plan approval. The Building Commissioner stated we will not be moving forward with the review of the exterior elevations/appearance at this time. We will expect to see the applicant again in the future for the design and exterior appearance and presentation of materials.

The Chair stated the PC Board will be looking at the consolidations of lots and the actual Site Plan including demolition of the buildings, adding driveways and necessary site improvements. This is not for the exterior of the proposed building.

Ms. Reedy asked for details regarding the one year limitation of the approval. She said the whole building process might take over a year. She said eventually that driveway will be the permanent main driveway. The City Engineer stated we are allowing you to put in a temporary driveway from where the house would be demoed back for the project. But we would only allow that for a year; in anticipation of something going wrong you would possibly have to restore the lawn back to the construction entrance out. He said he will work with the Building Commissioner; as we see progress being made and certain permits being issued we will make the determination to possibly extend the limitation until final permits are issued.

Mr. Baxendale asked for clarification pertaining to the demolition of building(s). Ms. Reedy responded the century home which has the restaurant will be demolished once she moves to another location; she has a year to make that move. The house next to it will also be taken down. She said there is a need for smaller areas of general industrial properties. She said it will be for the contractor who is looking for a 1500-3000 sq. ft. facility; possibly those contractors whose business outgrew their garage.

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

**Moved** by Ms. Fenos, seconded by Mr. Baxendale **to approve the final site plan** not including exterior appearance which will be submitted at a later time. Roll call: Yeas: Four (Mayor Stefanik, Baxendale, Antoskiewicz, Fenos). Nays: One (Castrovillari). **Motion carried.**

#### MISCELLANEOUS

The next scheduled meeting is Thursday, January 3, 2018.

#### ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Baxendale to adjourn the December 5, 2018 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:49 p.m.

APPROVED: /s/ Larry Antoskiewicz  
Chair

DATE APPROVED: January 3, 2019

ATTEST: /s/ Diane Veverka  
Planning Commission Secretary