

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **October 2, 2019 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, Jessica Fenos, Mayor Stefanik, Gene Baxendale, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytsky, City Law Director Thomas Kelly.

PUBLIC HEARING:

For the benefit of those in the audience the secretary provided a brief overview of the PC meeting process. The Secretary stated public hearing notices were sent to property owners within 500 feet of the property in question and posted for the required period of time.

1. **PC19-32: OMNI SLF North Royalton, LLC** – Dempsey Surveying Company on behalf of property owner OMNI SLF North Royalton, LLC is seeking approval for a lot consolidation of PPN: 482-01-004, 482-01-005, 482-01-006, 482-01-008 and 482-01-010 in General Business (GB) District zoning.

Christopher Dempsey stated he prepared the consolidation plat for OMNI. He said they are consolidating five parcels into one new lot. The PC has reviewed and approved the site plan. He submitted the drawing to the Cuyahoga County Tax Map Department; their only comment was to be sure it is all in the same owner's name and to have the needed signatures from the City and the owner.

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. **PC19-33: JPMorgan Chase Bank, N.A.** – The Architects Partnership, LTD on behalf of JPMorgan Chase Bank, N.A. and property owner Rite Royalton-OH, is seeking final building and site plan approval to redevelop an existing retail lot to a financial institution. The scope includes demolition of an existing building, complete site redesign for a new bank building with parking and remote drive-through ATM. The site is located at 13955 State Road also known as PPN: 488-19-001 in Town Center (TCD-2) District zoning.

Tim Meseck with The Architects Partnership stated they are looking at a full redevelopment of the existing Rite-Aid Drug store. He said this will be a new infill branch with full services. They will have a walk-up ATM in the vestibule. They will have a one-lane drive through at the back of the branch for ATM usage only. He said they have parking in the rear for 30 vehicles. The lot is tight to the street frontage; meeting the required setbacks. He provided revised elevations based on comments from the Building Division. The changes include the addition of cast stone detailing and cornice lines which gives it a better pedestrian feel for the building itself.

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.**

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mayor Stefanik, 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 2, 2019 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, Jessica Fenos, Mayor Stefanik, Gene Baxendale, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytsky, City Law Director Thomas Kelly.

APPROVAL OF MINUTES:

Moved and seconded to approve the minutes of **September 4, 2019**. Motion carried.

OLD BUSINESS

1. **PC19-25: Robert and Katherine Ventura** – seeking site plan approval for a minor subdivision consisting of (3) three single family lots with a private drive on an 8.8 acre parcel of property. The proposed minor subdivision will be located at 6800 Edgerton Road also known as PPN: 487-20-010 in Residential (RRZ) District zoning.

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

Robert Ventura stated we have made the changes as requested by the PC Board. He said he has received the Cuyahoga Board of Health (CCBH) approval for proposed septic systems on all three properties. He said he has had conversation with the Fire Department in regards to the options; they said they have fire hoses long enough to reach the back house. He also stated they have a pond on the property. He said they were told the City no longer uses the pumping truck and the Fire Department does not anticipate a problem.

The City Engineer stated this plan conforms to a minor subdivision. He said they have received sketch plan approval from the PC. They have now provided enough information to seek final approval. The applicant has agreed to all the concerns of the Engineering Department. He said he and the applicant will work with the Fire Department to ensure their concerns are satisfied. The City Engineer stated the applicant is bringing up a waterline to serve the house; it would be a good idea to install a hydrant along the street. The utility easement is in place. He has agreed to have a hard surface along the driveways and continue it up to the garage doors. He said he recommends final site plan approval for the three lot subdivision.

The Law Director stated his concern regarding the creation of an appropriate easement for ingress and egress for the three lots using a single driveway has been satisfied and therefore he has no objections. With no further discussion the Chair entertained a motion for approval of the minor subdivision.

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

2. **PC19-34: Robert and Katherine Ventura** – seeking approval of a lot split for (3) single family lots on an 8.8 acre parcel of property located at 6800 Edgerton Road also known as PPN: 487-20-010 in Residential (RRZ) District zoning.

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

The City Engineer stated everything conforms to the City and County standards. With no further discussion the Chair entertained a motion for approval of the minor subdivision.

Moved by Ms. Fenos, seconded by Mr. Baxendale **to approve a lot split for (3) single family lots.** Roll call: Yeas: Five (Castrovillari, Mayor Stefanik, Baxendale, Antoskiewicz, Fenos). Nays: None. **Motion carried.**

3. **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 Residential (R1-A) District zoning. Phase 4 will be an extension of Angelina Drive. Final Plan approval was granted on 9-7-16. Approval expired 9-8-17. The latest 180 day extension expires 12-2-19. Tabled.
4. **PC19-24: Bailey Development** – Chris Bailey of Bailey Development is seeking Preliminary Plan approval for a minor subdivision consisting of (5) five single family lots on 8.25 acre parcels of property. The proposed minor subdivision will be located on PPN: 486-17-013 and PPN: 486-17-012 in Residential (RRZ) District zoning. The proposed minor subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. Request to table on 7-10-19. Tabled.
5. **PC18-21: McDonalds Restaurant.** Larsen Architects on behalf of property owner McDonalds Corporation and franchise owner Stephen Payne 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. *Applicant will be requesting a 180 day extension.*

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

Jim (JP) Ptacek with Larsens Architects stated when the parties realized the original construction timeline was going to overlap some of the road construction projects, the owner elected to push the project back until after the road was fully done. Because of the limited fleet of contractors, the next available timeline to start construction will be July 20, 2020. He said they are therefore requesting a 180 extension, or if possible an extension beyond the 180 days. The Law Director stated the PC does not normally grant an extension beyond six months. If the applicant needs a longer time, they can return before the PC to request another extension; the Building Commissioner and Ms. Fenos agreed with the Law Director. With no further discussion, the Chair entertained a motion to approve a 180 day extension.

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

NEW BUSINESS

1. **PC19-32: OMNI SLF North Royalton, LLC** – Dempsey Surveying Company on behalf of property owner OMNI SLF North Royalton, LLC is seeking approval for a lot consolidation of PPN: 482-01-004, 482-01-005, 482-01-006, 482-01-008 and 482-01-010 in General Business (GB) District zoning.

The City Engineer and Law Director stated everything looks good and they recommend the approval at this time.

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

2. **PC19-33: JPMorgan Chase Bank, N.A.** – The Architects Partnership, LTD on behalf of JPMorgan Chase Bank, N.A. and property owner Rite Royalton-OH, is seeking final building and site plan approval to redevelop an existing retail lot to a financial institution. The scope includes demolition of an existing building, complete site redesign for a new bank building with parking and remote drive-through ATM. The site is located at 13955 State Road also known as PPN: 488-19-001 in Town Center (TCD-2) District zoning.

Tim Meseck with The Architects Partnership presented to the Board updated elevations for the four sides of the building. Seth Berk with Chase Bank Real Estate also was present to answer any operation or market questions. Mr. Meseck there is additional detail ornamentation at the top cast stone coursing on the building to break up the top of the building; the changes are consistent with Western Reserve style architecture. Additional detailing has been increased with some depth at the top course above the store front; that will break it up for pedestrian feel by adding more texture to building as you approach on foot. They have increased the detailing at the brick pilasters with some sconces to provide up and down lighting during dark hours as well as more detailing during the day. They have also defined below the store front with a cast stone sill. The building is one and one-half story with larger brick banding above the store fronts. They presented samples of the materials: modular brick and cast stone similar to Indiana lime stone in detailing. A canopy will be over the main entrance and on the street side to protect the customer from weather.

Mr. Meseck said they are utilizing the existing curb cuts on both Royalton Road and State Road. They are bringing traffic to the back of the building in a controlled manner which is where the main pedestrian entrance is located. It will allow for a safe and convenient access point for customers where they have a 24-7 ATM. The site lighting will consist of 20 ft. light poles throughout the parking field behind the building. The ATM lane is one way directional; entering at the northwest corner and exiting at the southeast. The site layout is safe and convenient and allows for pedestrian connections off the two main roadways with ADA compliance into the main entrance. He said they are reducing the overall impervious area of the existing drugstore and parking lot by almost 50 percent. He said the landscaping will meet the landscape ordinance requirements. Decorative fencing will be along both Royalton Road and State Road.

The Building Commissioner stated the applicant has met with the Building Division regarding elevations. The plan fits the intent of our Town Center District. The building is closer to the street with parking in the back. The exterior appearance is exceptional; they have worked with us on making it a highly detailed and refined building. The Building Commissioner stated a detailed landscape plan will need to be submitted to the Building Department for review. He said the signage is a separate package. They will need to go before BZA because they will require some variances; they are going for substantially more signage due to the configuration of the building being located on a corner and also for the pylon sign. The Building Commissioner added these variances should not affect the PC's decision to review the application.

Mr. Castrovillari expressed his concern regarding the proposed decorative fencing. The Building Commissioner stated the fence complies with our City standards including masonry peers punctuating an ornamental fence. The applicant is planning to replace the current fencing. Mr. Castrovillari stated he felt the pillars were too far apart, possibly 16 ft. He said other businesses in the area are not that far apart. The Building Commissioner stated we have been dealing with the distance based on a site-by-site basis. Mr. Castrovillari stated he said the norm is between 8 – 10 ft. Mr. Meseck stated he would be amendable to adding additional pylons so it would be roughly 8 – 10 ft. spacing of the brick pilasters.

The City Engineer stated he is very happy with the package that has been submitted which included stormwater management. The existing use of the driveway aprons means a traffic study is not required; they are located at the furthest points on the property. He said the Engineering Department feels everything looks good from an Engineering aspect.

The Mayor stated the building will be a nice addition to that corner. Mr. Meseck stated they hope to begin construction in the spring.

Moved by Mr. Castrovillari, seconded by Mayor Stefanik **to approve the final building and site plan with the contingency a landscaping plan be submitted to the Building Division for review.** Roll call: Yeas: Five (Fenos, Castrovillari, Mayor Stefanik, Baxendale, Antoskiewicz). Nays: None. **Motion carried.**

MISCELLANEOUS

The next scheduled meeting is Thursday, November 7, 2019.

ADJOURNMENT

Moved by Mr. Castrovillari, seconded by Mayor Stefanik to adjourn the October 2, 2019 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:40 p.m.

APPROVED: /s/ Larry Antoskiewicz
Chair

DATE APPROVED: November 7, 2019

ATTEST: /s/ Diane Veverka
Planning Commission Secretary