

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Thursday, **November 7, 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. **PC19-35: ORDINANCE NO. 19-86** – An Ordinance amending the official zoning map by changing the zoning classification of Permanent Parcel Number 489-19-007 from its present Local Business (LB) zoning classification to General Business (GB) zoning classification as requested by property owner David J. Liddy and declaring an emergency.

David Liddy stated he is requesting to rezone part of a parcel on which his building current resides. Eighty percent of the building is on the parcel he is requesting to rezone. Twenty percent of the building and the parking lot are on the other parcel. He is looking to make it the same zoning. The type of business will remain the same.

Dan Langshaw Ward 3 City Council stated this rezoning is more of a housekeeping item. He spoke in favor of the PC support of this request. He said it is a better opportunity for them to be in this location. The classification makes sense.

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. **PC19-36: Stay-A-While Cat Shelter, Inc.** – Cynthia Pardee and Philip McPherson on behalf of Stay-A-While Cat Shelter, Inc. are seeking building and site plan approval for construction of a 6,289 sq. ft. building located at 12662 York Delta Drive, also known as PPN: 483-06-013 in General Industrial (GI) District zoning.

Philip McPherson stated they are proposing to build a new cat shelter in the Industrial area on York Delta Drive to replace the existing cat shelter at 8800 Akins Road. The current cat shelter is falling apart and needs to be replaced. There is no room on the property to build a shelter in addition to the existing shelter; therefore, they are looking at finding a new location.

Dan Langshaw Ward 3 City Council stated he is in support of the request. They have been looking for a home for quite some time and have been raising money for the new location. The applicant is willing to work with the City regarding stormwater.

William Stuehr stated he is owner of Induction Tooling Inc. at 12510 York Delta Drive. He expressed his concern regarding the type of building being proposed. He said the proposed structure looks more like a house with a garage than an engineered-type of building. He said the businesses in Phase 2 of the Industrial Park have invested a lot of money to make sure

their buildings look industrial and fit in with the surrounding buildings. He said he did not feel the Industrial Park is a place for a cat shelter.

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 Ms. Fenos, 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 Thursday, **November 7, 2019 in regular session**. The meeting was called to order at 7:10 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 **October 2, 2019**. Motion carried.

OLD BUSINESS

1. **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.

The application of this project has been withdrawn and will be removed from future agendas.

2. **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.
3. **PC18-25:** Hugh and Margaret Kerr – Seeking approval to install an 8” diameter sanitary sewer extension to connect to the public sanitary sewer along Akins Road for a length of 229.5 ft. within the public right-of-way to service PP: 483-19-002 located in a Residential (R1-A) zoning District. PC approved on November 8, 2018. Tabled. Applicant requesting a 180 day extension. *Applicant requesting a 180 day extension.*

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

The City Engineer stated he spoke with the applicant. The applicant was not ready to start construction on the project. They have had some personal issues which has delayed the start date of the project. The applicant submitted a letter stating he will not be able to meet the deadline of the project and therefore is requesting an extension. He expects to be able to start the project in early spring. This parcel is three or four parcels west of Lancelot. The City Engineer recommended PC approval of a 180 day extension for the start of the project.

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

Moved and seconded to return this item to table. Motion carried.

NEW BUSINESS

1. **PC19-35: ORDINANCE NO. 19-86** – An Ordinance amending the official zoning map by changing the zoning classification of Permanent Parcel Number 489-19-007 from its present Local Business (LB) zoning classification to General Business (GB) zoning classification as requested by property owner David J. Liddy and declaring an emergency.

The Building Commissioner stated the building is straddled over a split zoned area. The recommendation to change it to General Business is an appropriate change. The Building Department has no concerns with the change.

The Law Director stated the Law Department sees this as a desirable outcome and recommends PC approval.

Moved by Ms. Fenos, seconded by Mr. Castrovillari **to approve Ordinance No. 19-86 and return to Council for its final determination.** Roll call: Yeas: Five (Fenos, Mayor Stefanik, Baxendale, Antoskiewicz, Castrovillari). Nays: None. **Motion carried.**

2. **PC19-36: Stay-A-While Cat Shelter, Inc.** – Cynthia Pardee and Philip McPherson on behalf of Stay-A-While Cat Shelter, Inc. are seeking building and site plan approval for construction of a 6,289 sq. ft. building located at 12662 York Delta Drive, also known as PPN: 483-06-013 in General Industrial (GI) District zoning.

Philip McPherson addressed some of the issues brought up. He said the City recommended that an animal shelter be located in the Industrial Parkway. Mr. McPherson said they specifically designed the shelter to look like a house to be more homey and welcoming to people to come in and adopt cats. It is not a house with a garage; it's a house with a storage area for supplies.

The Building Commissioner stated the General Industrial District is the District that kenneling and veterinary and animal related services are permitted. Other Districts would have been deemed inappropriate because it is a use that is limited to General Industrial. Any location in the General Industrial District was open to them for purchase and development.

The City Engineer stated the applicant received a copy of the Engineering Department comments. He said he has recently received correspondence from the applicant's engineer that they are adhering to the steep slope and riparian setback. He said there is also a flood zone on the same stream corridor; they are staying out of that. Therefore, he said his comment regarding the need for them to look at that is now addressed. The City Engineer stated he is satisfied that they are staying out of the steep slope riparian flood zone area. The City Engineer recommended approval of the site plan.

The Chair asked the Building Commissioner to give the Board feedback regarding the look of the building, The Building Commissioner responded the character is different than what we typically see in the General Industrial District. Our General Industrial Ordinance does not have design requirements. The PC has the authority to act as the ARB and to make stipulations or requirements on the applicant. The General Industrial District does have a stipulation that the structure be made out of masonry to give it more of a solid character. We have seen buildings that are a mix of masonry and steel. This particular one looks like it is masonry and vinyl siding which gives it a more residential character.

The Law Director reminded the PC that while the Building Commissioner is correct that the PC acts as the ARB and the PC has the right to ask for design features and modifications, he added, where there are no architectural standards required, the architectural style would not be a basis upon which to reject it.

Mr. Baxendale asked the Building Commissioner if the look of the proposed building will have any negative impact on the other businesses in the area. The Building Commissioner responded, he does not think so. He said there are some design features that should be tweaked; overall the design would not be a significant detriment to the District. He said it is set back further from the street and is on a smaller parcel. He said he is not sure that it would negatively impact the business in the area.

Mr. Castrovillari suggested a metal roof would be more appropriate in the Industrial Parkway instead of an asphalt shingled roof. He also suggested a hardie board type of material instead of vinyl siding. He said the front entrance needs to be redesigned with some sort of base added to the posts; it needs more elaborate timberwork, whether it be some 45's or an arch or something on the corners of the posts. He questioned the pitch on the 2D drawing vs. the 3D drawing. He said the roof looks a little squat and needs to be taller. He said a metal roof might help.

Mr. McPherson responded they do not think they would have a problem making some of the changes being suggested if they are required to go that route.

Ms. Fenos asked for clarification regarding the drawings; some showing the siding running horizontal vs. vertical. Mr. McPherson responded it was a last minute change on the plans to go from vertical to horizontal.

Mayor Stefanik asked when they planned on breaking ground. Mark Pribish with C&M Corporation responded they are hoping to start clearing early winter. Depending on the

weather, they would like to move forward. The Mayor asked if the applicant would be willing to work with our Building Commissioner and come back in December with some revisions. Mr. Pribish asked if he could get approval to clear since the footprint of the building will not change. The Mayor stated the Building Department can allow them to start clearing the land. Mr. Pribish asked if they could start underground utilities. The Law Director stated there is some risk involved because the applicant does not yet have approval. He suggested they wait on the underground utilities.

The Law Director asked the applicant if it is their request to continue this application to the next PC meeting which would give the PC an opportunity to see the revised plans with the modifications. Mr. McPherson stated yes he would like a continuance to the next PC meeting so he can make his revisions. The Building Commissioner stated the revised elevation plans should be submitted two weeks prior to the December PC meeting.

Moved by Mr. Baxendale, seconded by Mr. Castrovillari to **table the application with the understanding the applicant be allowed to get a clearing permit in order to start clearing the land.** Roll call: Yeas: Five (Fenos, Mayor Stefanik, Baxendale, Antoskiewicz, Castrovillari). Nays: None. **Motion to table approved.**

MISCELLANEOUS

The next scheduled meeting is Wednesday, December 4, 2019.

ADJOURNMENT

Moved by Ms. Fenos, seconded by Mr. Castrovillari to adjourn the November 7, 2019 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:35 p.m.

APPROVED: /s/ Larry Antoskiewicz
Chair

DATE APPROVED: December 4, 2019

ATTEST: /s/ Diane Veverka
Planning Commission Secretary