

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **September 4, 2019 in regular session**. The meeting was called to order at 7:00 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 **August 7, 2019**. 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 General Business District zoning. Originally heard on 5-2-18. The latest 90-day extension expires 10-9-19. Tabled.

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

Gene Esser Civil Engineer and Surveyor represented The Swim of Things. He said he is presenting a site plan for the expansion of the parking lot. In 1989 the Swim of Things was developed with a swimming pool added on to the back of an existing building and became a commercial business. Approximately 9 to 10 parking spaces served the business. He showed a site plan of the current condition including water drainage. He said the roof drains were tied into a six inch which drained to the southwest corner and tied into a four inch lateral that discharged offsite.

Mr. Esser said the proposed plan includes two parking areas with 18 ft. stalls and a 24 ft. driveway which is being extended to the west with a turnaround. Three or four spots will be in the rear for staff parking. The turnaround area will also provide help for safety services allowing them to have access to the back door. They do not want to extend it to the north because of an existing mound. The concrete apron will be redone to align it with the proposed driveway. He said they plan on expanding the asphalt pavement parking lot to the south and add a three foot landscape mound across there with evergreen bushes to block the headlights of the cars pulling in and out. They would like to maintain the four or five extremely large trees which line the 20 ft. drive. That drive will provide parallel parking on the right for the staff. The drive and parking area will be asphalt pavement.

The natural land falls off to the southwest corner. They are proposing a curb to be installed. The water from the parking lot will drain to a new drain which will be tied into an existing drain. The majority of the site will be managed. The remaining site which is grass and the roof tops will be maintained in the existing system. They plan to disconnect the existing drain that goes there now in order to manage the water. The retention pond will be oversized to release the water at a reduced rate. The existing condition has .31 acres heading to the west and running off site. The plans are to have .15 acres on the south edge run off. The northern part will be managed by draining into a small retention pond which will discharge to the southwest corner. The runoff will be very minor; reduced to a pre-existing condition.

The City Engineer asked if the water will be following the natural contours where the old ravine was located that was filled in and piped in across from Ridge Road. Mr. Esser responded that is correct. The City Engineer stated the submitted plans follow our code. He said the plan shows they are managing most of the storm water that is currently unmanaged. He recommended approval.

The Building Commissioner stated the site layout as shown is acceptable. He requested a landscape plan with the buffer mound be submitted to the Building Department which would include the type and species of plants to provide yearlong screening.

Ms. Fenos asked how many parking spaces they currently have and how many are included in the proposed plan. Mr. Esser responded there are 9 or 10 spots now; plans are for 18. With her class sizes she needs 12-13 spaces.

The Building Commissioner stated the Building Department is comfortable proceeding with final approval. No permits will be issued to the applicant until they satisfy the needs of the Engineering Department and provide an adequate landscape plan. The City Engineer concurred with moving forward on a final approval.

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

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 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.
3. **PC19-16: Florio & Son Cement** – Dominic Florio on behalf of Rosa Florio is seeking building and site plan approval for construction of a 2,400 sq. ft. pole barn located at 9900 York Alpha Drive, also known as PPN: 483-14-023 in General Industrial (GI) District zoning. Tabled 5-8-19. Applicant received BZA approval on 6-20-19 with contingencies. Tabled.

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

Dominic Florio was present to speak on the application. He said he is seeking approval to build a 60 ft. x 40 ft. pole barn on the property. He said he has removed the building as requested by the BZA Board, moved the cement blocks and made a few minor changes on the blueprints as requested.

The Building Commissioner stated all of the Building Department's concerns were handled in the BZA meeting.

The City Engineer stated the conditions placed on the application by the BZA included taking down some of the old structures and the concrete blocks. The applicant received a variance which permitted the older masonry building to remain. He said they were asked to redesign the building to remove the garage door on the north side (rear) of the building and to move the propane tank. The plans show the garage door removed and the propane tank moved to the west side of the building. After he is done with the project, he is required to restore the riparian buffer area back with plant species specific for a riparian area. The City Engineer stated one of the conditions is they have a planting plan approved through the

Engineering Department office which will then be submitted to Cuyahoga Soil and Water for their approval.

The City Engineer stated if the downspouts are splashing out onto the stone parking lot, the applicant is able to apply for stormwater fee credit from the Northeast Ohio Regional Sewer District. He added if the applicant follows all conditions, the Engineering Department recommends approval.

The Law Director stated the conditions placed on the approval from the BZA need to be met. If the Building Commissioner and City Engineer are satisfied, the Law Department has no objection.

Moved by Mr. Baxendale, seconded by Mayor Stefanik **to approve the building and site plan with the condition he agrees to meet all the conditions set forth by the BZA, Building Department and Engineering Department.** Roll call: Yeas: Five (Baxendale, Antoskiewicz, Castrovillari, Fenos, Mayor Stefanik). Nays: None. **Motion carried.**

4. **PC18-07: Tony Tomaro on behalf of Tomaro Properties** received approval for a lot split and consolidation of PPN:489-12-010 also known as 6700 Wallings Road and PPN: 489-12-011 also known as 12057 Ridge Road in Residential (R1-A) District zoning. PC approval expired 6/6/19. The current 90 day extension expires 9-4-19. Tabled.

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

Tony Tomaro was present to speak on the application. He stated they are looking to consolidate and split the two lots at the corner of Ridge and Wallings. Ultimately this will result in an additional two lots of approximately one-half acre each. When this was originally brought before the PC Board a number of stipulations were placed on the approval. He said he has completed the stipulations which include:

1. Asphalt paving of the existing driveways at 6700 Wallings and 12057 Ridge Road including a concrete apron for the Wallings Road property.
2. Remove or renovate the garage at 12057 Ridge. That garage has been removed.
3. Clean up the vegetation and ensure proper drainage along the Wallings Road hillside. That has been done including removal of a number of dead trees.
4. Resolve any property maintenance issues on the two properties.

The Building Commissioner stated he visited the site and verified the completion of the requirements set forth by the PC. It appears for the most part that it has been handled. There is still some cleanup that is left over from the demolition of the garage structure and there is still some cutting back of some of the bamboo plants from the street side. He has made substantial progress with the largest projects: the demolition, the sidewalks and removal of dead trees has been accomplished. The Building Commissioner recommended PC consider the application for approval. Any remaining outstanding items on this site will be handled as property maintenance items and/or associate with his demo bond.

City Engineer stated bamboo is tough to cut back but it is a huge improvement. He recommended approval at this time.

Mr. Baxendale asked if the issue regarding drainage on the bottom of the hill has been handled. The City Engineer stated that has mostly been complete. He said there is an existing small swale that was blocked up by the bamboo at the bottom. He said you can see there is drainage from Ridge Road eastward along Wallings Road. We want to be sure the

swale is kept clear; some areas may need to be seeded or stabilized with pockets of stone. Mr. Baxendale stated the previous PC stipulation was they remove all the bamboo. He asked if that will happen. Mr. Tomaro stated they have removed the bamboo along the hillside. He said they are hoping to leave the bamboo at the top where it is level ground as screening for the property. The Building Commissioner stated he would recommend that be taken into consideration. He said the couple of clumps do not obstruct the water way and are not on the hill where they would cause site line issues. If they are not maintained and start spreading, the owner will be issued a property maintenance violation. Mr. Tomaro stated he can maintain the drainage area with a mower on a regular basis. The City Engineer stated he doesn't want the root base removed because it is holding the hillside in. It will be a lot of maintenance for the owner for mowing and weed-whacking.

Mr. Baxendale read from the previous meeting minutes and asked if grass or vegetative cover similar to what is used on the slopes of a highway which doesn't need to be mowed is still required per PC's earlier stipulation. He added it is ugly the way it is. The Building Commissioner and Mr. Antoskiewicz responded they are fine with the way it is now as long as it is maintained. Mr. Tomaro stated he was led to believe when the turn lane was cut in it was the City's responsibility to maintain it. He said he has since accepted that is not going to happen. He said they have been maintaining it and will continue to do so moving forward.

Ms. Fenos asked what his timeline is for removing the remaining piles of debris. Mr. Tomaro responded within the month it will be cleaned up.

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

5. **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.
6. **PC19-29: Discount Drug Mart** – Fischer & Associates Architects, Inc. on behalf of property owner Dave Boodjeh Discount Drug Mart, Inc. (Ja-Ba-An Dev. Co.) and Blue Monkey Brewing Company is seeking site plan approval for a proposed outdoor patio to be located at the western-most tenant space at 5500 Wallings Road, also known as PPN: 489-11-004 in Local Business (LB) District zoning. Applicant requested to table on 8-7-19. Tabled.

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

Gary Fischer stated this is an existing concrete patio area that is located at the endcap tenant space of the Discount Drug Mart building. The proposal is to enclose it. Blue Monkey Brewing Company who is the tenant in that tenant space would like to use it for outdoor seating. The proposal is to put up brick columns that will match the existing brick on the building with rod iron fencing. The PC Board asked that the fencing be moved in and add planters to provide further screening. The planters will be approximately 18 inches high and approximately one foot wide. They would be planted with a variety of annual plants and green climbing ivy perennial plants to provide additional visual screening. Additional

columns have been added at the front where the gates are located; it is now flanked with three columns.

The Building Commissioner stated the proposed patio does address the concerns and questions from our initial in-house meeting with the applicant. They moved in the fencing, they accounted for the Siamese Fire Department connection and provided a proposed seating layout. He said he has no issues with the layout as it stands. He asked the applicant to restate the hours of operation.

Ms. Fenos asked if lighting will be added. Mr. Fischer responded they do not plan on adding lighting to the peers. Any lighting would be handled tableside such as solar lanterns or battery operated lights on the table. He added the surrounding area is well lit from the Discount Drug Mart lighting.

Rick Sacha stated the hours of operation for the brewery and the outside patio:

Monday	Closed
Tuesday	Closed
Wednesday	4:00 p.m. – 10:00 p.m.*
Thursday	4:00 p.m. – 10:00 p.m.*
Friday	2:00 p.m. – 11:00 p.m.
Saturday	12:00 p.m. – 12:00 a.m. midnight
Sunday	11:00 a.m. – 8:00 p.m.

* Mr. Antoskiewicz said he would like the patio hours on Wednesday and Thursday during the school year to be shortened to 9:00 p.m. Mr. Sacha said he agreed and the early shutdown time for the patio can be 9:00 p.m.

*The Building Commissioner stated the shorter hours would be for the exterior only.

Mr. Antoskiewicz stated the patio will be open regardless whether they get the approval to fix it or not. For all the enhancements they are doing on the patio, it will be a great improvement to what it looks like now.

Moved by Mr. Castrovillari, seconded by Ms. Fenos **to approve the site plan for the outdoor patio at the western-most tenant space.** Roll call: Yeas: Five (Fenos, Mayor Stefanik, Baxendale, Antoskiewicz, Castrovillari). Nays: None. **Motion carried.**

MISCELLANEOUS

1. **PC19-30: C.O. No.19-76.** Proposed transfer of PPN: 488-08-011 (11371 State Road) from the North Royalton Reutilization Program to the City of North Royalton, and approving a lot consolidation of said parcel with PPN: 488-08-004 (the YMCA).

The Law Director stated the City has a Land Bank which is called the Land Reutilization Program. We picked up an orphan piece of property from the County Sherriff’s Office which had gone into foreclosure for nonpayment of taxes. The parcel was put into our Land Bank. We are proposing the transferring of property from North Royalton to North Royalton. The parcel is adjacent to the driveway leading to the YMCA rec center property. The Administration wishes to join that piece of property to the existing land that the City owns,

the site for the rec center. The YMCA would like to make use of the property for outdoor summer recreation programs.

Moved by Mr. Castrovillari, seconded by Mr. Baxendale **to recommend to Council for approval of C.O. No. 19-76.** Roll call: Yeas: Five (Mayor Stefanik, Baxendale, Antoskiewicz, Castrovillari, Fenos). Nays: None. **Motion carried.**

The next scheduled meeting is Wednesday, October 2, 2019.

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Mr. Castrovillari to adjourn the September 4, 2019 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:47 p.m.

APPROVED: /s/ Larry Antoskiewicz
Chair

DATE APPROVED: October 2, 2019

ATTEST: /s/ Diane Veverka
Planning Commission Secretary