

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **April 1, 2020 to conduct the Regular PC Meeting**. The meeting was called to order at 7:00 p.m. by Chair Frank Castrovillari and opened with the Pledge of Allegiance.

PRESENT / ONLINE TELECONFERENCE: Planning Commission: Chair Frank Castrovillari, Vice Chair Gene Baxendale, Mayor Antoskiewicz, Paul Marnecheck, Holly Michalke, Secretary Diane Veverka. Administration: City Law Director Thomas Kelly, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky.

PUBLIC HEARING:

The Public Hearing portion of the meeting was called to order at 7:00. The Secretary stated public hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

- a) **PC20-11: Jaspinder and Azalpreet Dhillon** are seeking approval to amend the platted front yard setback which was approved with a lot split and consolidation by Planning Commission on 10-18-17. The property is located at 8010 Edgerton Road, also known as PPN: 487-19-027 in Residential (RRZ) District zoning.

Jaspinder Dhillon currently residing at 5495 Hedgebrook Drive stated they are planning on building a large house on a deep lot on Edgerton Road. They are seeking a setback due to drainage issues on the parcel and in order to have more seclusion.

The Building Commissioner stated the original applicant wanted to subdivide his parcel into a number of smaller parcels creating a minor subdivision. The request before us is similar to the application for the parcel directly adjacent to the Dhillon's parcel. When the minor subdivision was designed, the PC decided to maintain some sort of consistency for all the building setbacks; a setback range from a minimum to a maximum on the site. However as the applicants have been making submissions to the Engineering and Building Department they have found that due to site constraints and topography they need to adjust the locations of their homes. The Building Commissioner stated he has no issue of this being looked at in a favorable manner.

The Building Commissioner stated this request is very likely to come up again because of the large homes going into large deep lots. The City Engineer stated the original intent by the code was to look at the houses up and down the street and across the street and try to set a setback that is in line with the other houses on average; we had wanted the setbacks to be 100 ft. to 140 ft. The first house that went in requested a 200 ft. setback which PC approved. The future developers will probably want to vary their houses so they are not looking into someone's yard.

The Law Director stated any future requests for the adjacent lots will need to be looked at separated because they are all individual lots. The Law Department has no issue with the granting of this request.

The City Engineer stated the lot split was originally a split of five parcels and then was changed to six and ended up being seven. He said the lot to the east of this one which is listed as a minimum 100 ft. to maximum 140 ft. setback for the front yard. That house was granted a 200 ft. setback late last year; that house is already constructed. This applicant is

requesting a setback of 375 ft. to 425 ft. The house is positioned at 425 ft. which is the high point of the lot; there is a drainage area in front and behind the house. They also wanted to have room to vary the placement of the house between 375 ft. to 425 ft. due to possible design restrictions of the large size septic system. The City Engineer stated we have lots similar to this with large setbacks off the road. He added they are adhering to the required side yard and rear yard setbacks. He said the Engineering Department fully supports the recommendation if PC decides to approve the application.

The City Engineer spoke on behalf of the North Royalton Fire Department. He said the one recommendation the NRRFD asked that PC to consider and put as a condition was that the driveway was to be a hard surface either concrete or asphalt all the way from the garage doors to the public roadway. The City Engineer also recommended that condition as part of the approval.

The NRRFD comments are as follows:

- It would require a 12 ft. wide drive with a base sustainable for the weight of NRRFD apparatus.
- The grade of the length of the drive must also be considered as there must NOT be any positive or negative grades.
- Any culvert or bridge under the drive must be able to withstand fire department vehicles (if applicable).
- Any grades encountered would have to be mild enough to accommodate fire apparatus.
- The Fire Department strongly recommends installation of a NFPA 13D compliant sprinkler system.

The Building Commissioner agreed to the comments. It may be considered onerous to have them put in a full house fire suppression system but he said he defers that to the PC for their decision. He said it is not a requirement for the State of Ohio. The Fire Department may have that included for safety reasons. He said he has yet to see that requirement implemented on any of the residence in North Royalton. The Law Director stated the FD is seeking best practices. He added he does not see how we would be able to hold to that requirement against a legal challenge.

The Chair asked if anyone in the audience would like to speak and asked for discussion from the PC Board. Mr. Baxendale asked if there are any concerns about the distance with the residents behind them. They referred to a map which shows a large majority of it is owned by the Metroparks. The City Engineer stated the rear yard setbacks for single family homes is 50 ft. They appear to be 200 to 250 ft. from the rear property line so this is not an issue. There is no house within 300 to 400 ft. of the proposed dwelling.

The PC Secretary stated an affidavit was received from Russell Sposit, 8115 Edgerton Road, stating he is in favor of the application.

Mayor Antoskiewicz asked the applicant after hearing the comments from the Fire Department, other than the installation of the sprinkler system, if he was agreeable to the other conditions. The applicant stated he was.

Moved by Mr. Marnecheck, seconded by Mayor Antoskiewicz to **move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. Motion carried.

- b) **PC20-12: Bailey Custom Homes, LLC** is seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The subdivision will consist of 5 single family residential lots located on PPN: 486-17-013 and 486-17-012 in Residential (RRZ) District zoning. The proposed subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. *Applicant has requested to table application to the May 6, 2020 PC meeting.*

Moved by Mr. Baxendale, seconded by Ms. Michalke **to table this item at the request of the Applicant.** Roll call: Yeas: Five (Castrovillari, Mayor Antoskiewicz, Baxendale, Marnecheck, Michalke). Nays: None. **Motion carried.**

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mayor Antoskiewicz, seconded by Mr. Marnecheck **to adjourn the Public Hearing.** Roll call: Yeas: Five. Nays: None. **Motion carried.** The Public Hearing adjourned at 7:20 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, April 1, 2020 in regular session.** The meeting was called to order at 7:20 p.m. by Chair Frank Castrovillari.

OLD BUSINESS

- a) **PC18-25: Hugh and Margaret Kerr** – Tabled; no action. 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 PPN: 483-19-002 located in a Residential (R1-A) District zoning. PC approved on November 8, 2018. 180 day extension granted 11-7-19; expires 5-5-20.
- b) **PC20-06: Quinn Management Group** – No action. Seeking Preliminary Plan approval for five two-family townhomes at 8641 West 130th Street also known as PPN: 481-03-053 and PPN: 481-03-054 in Planned Unit Development (PUD) District zoning. This item was tabled at the 2-5-20 PC meeting.
- c) **PC18-21E: McDonalds Corporation / Larsen Architects** – No action. on behalf of property owner Stephen Payne and Area Construction Manager Dave Gnatowski received approval on 10-3-18 for building and site plan approval for renovation to the current McDonalds Restaurant franchise food establishment located at **5304 Royalton Road** also known as PPN: 488-19-011, in TCD District zoning. Site Plan approval was granted on 10-3-18. An extension was granted and will expire on 8-31-20.

NEW BUSINESS

- a) **PC20-11: Jaspinder and Azalpreet Dhillon** are seeking approval to amend the platted front yard setback which was approved with a lot split and consolidation by Planning Commission on 10-18-2017. The property is located at 8010 Edgerton Road, also known as PPN: 487-19-027 in Residential (RRZ) District zoning.

The Chair stated he understands the need for a setback but asked is there a recommended ratio between length of lot. He asked what happens if the next request is 500 ft.; is there a recommendation of the home being a certain percentage from the back property line. The Building Commissioner stated we currently have in our ordinances a requirement that setback for a house if it is not in a development to be the average of the two setbacks adjacent to the parcel. However given this unique site when it originally appeared before the PC we decided we should set some sort of setbacks and allow them the opportunity to come back to us rather than going to the Board of Zoning Appeals.

Ms. Michalke asked from an athletics stand point they may want to take into consideration what the backyard of your neighbor is looking into, possibly a private area of the home which you would not want them looking into. The Building Commissioner responded it should not affect the site lines to each other's properties; the neighboring property is quite a distance away from this parcel.

With no further comments, the Chair asked for a motion.

Moved by Mr. Baxendale, seconded by Mayor Antoskiewicz **to approve amendment of the platted front yard setback to allow a 375 ft. to 425 ft. front yard setback.** Roll call: Yeas: Five (Baxendale, Marnecheck, Michalke, Castrovillari, Mayor Antoskiewicz). Nays: None. **Motion carried.**

MISCELLANEOUS

The Law Director stated Mr. Beals has done a great job in terms of getting the technology up and running in a very short time frame. We expect to be doing our meeting in this fashion for an extended period of time. At this time, we plan to have the applicants appear in person. We are working on hurdles to overcome technical issues as it relates to documentation. Mr. Beals is working on a webinar experience to promote the meeting to the public so they can see and hear the meeting by clicking a link. He said we appreciate your patience as we move forward trying to add additional capabilities of the technology.

The next scheduled meeting is Wednesday, May 6, 2020.

ADJOURNMENT

Moved by Mr. Marnecheck, seconded by Mayor Antoskiewicz to adjourn the April 1, 2020 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 7:31 p.m.

APPROVED: /s/ Frank Castrovillari
Chair

DATE APPROVED: June 3, 2020

ATTEST: /s/ Diane Veverka
Planning Commission Secretary