

The **North Roylton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **May 6, 2020 to conduct the Regular PC Meeting**. The meeting was called to order at 7:10 p.m. by Chair Frank Castrovillari and opened with the Pledge of Allegiance.

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

REGULAR MEETING:

APPROVAL OF MINUTES: Moved and seconded to approve the minutes of March 4, 2020. Motion carried.

PUBLIC HEARING:

The Public Hearing portion of the meeting was called to order at 7:11 p.m. The Secretary stated public hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

- a) **PC20-12: Bailey Custom Homes, LLC** – seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The proposed 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 requested to table application to the June 3, 2020 PC meeting*

Moved and seconded to remove from table and **refer to the regular order of Business**. Motion carried.

- b) **PC20-13: Quinn Management Group** is seeking Preliminary Plan approval for a revised site plan for 3 two-family and 2 single-family townhomes at on PPN: 481-03-053 and PPN: 481-03-054 on West 130th Street in Planned Unit Development (PUD) District zoning.

Tom Liggett of The Arcus Group Architects stated he is speaking on behalf of Quinn Management Group. During the presentation Mr. Liggett referred to the packet which was previously distributed to the PC Board. Mr. Liggett stated in the planning stage they unfortunately learned of an access easement that went across the front of the property which prevents them from building in that area. (Refer to page Sk-1) The revised site plan now has a single road with all of the driveways coming off of that road, except for the one on Doula Lane. They want to have a residential feel and not feel like you are just in a row of townhomes in succession with each other. They are proposing three different duplexes and two single-family townhomes. He said they will be mixing the “A” units with the “B” units which are interchangeable. He asked that the Board allow them to have flexibility with the units because they are interchangeable but also in order to move one of the single-family units down to the other end. He also stated they would like to stagger the units so they do not align in a straight row allowing them to have privacy. There will be 15 ft. between the units. The unit off Doula Lane has a back yard that faces the other unit so they have created a bigger back yard fore that unit; it will face the large area of the property that has a lot of trees. They are seeking to push the units back approximately 10 ft. to create a courtyard by the entry area; this would be for both the front entry units and the side entry units. SK-2 shows the elevation drawings of the “A” units. Each unit will have a different color but not a

drastic difference. SK-3 shows the elevations of the duplexes. The side of the buildings is also decorative with windows to the side and back yard. SK-4 shows elevation "A" of the single unit which is the side-entry unit with a porch. SK-5 shows the elevation of the "B" single family unit with front entry porch area. He added a utility plan with calculations was submitted to the City.

Ms. Michalke asked about the unit square footage and maintenance fees. Mr. Liggett responded the square footage will be between 2100 sq. ft. and 2200 sq. ft. depending on the unit. Mr. Quinn stated the project they are working on is part of the original Athenian condominium association property. He said they will be joining in with some of their fees for storm water management and give them the ability to use part of their common area. He said the new development will have an additional separate fee. They will work with the existing HOA in order to tie into their community, knowing they are going to be of different age groups.

The City Engineer stated they have made significant changes based on easement information they were not aware of and also they have taken into consideration comments from the previous PC meeting. He spoke of the active community of the Athenian Village and how they are going to interact with this development. Athenian Village has a lot of walking paths but the City would like meandering sidewalks added somewhere along the W. 130th street corridor which would be architecturally pleasing and fit into the landscape of the area. The sidewalks would provide people a way to walk through and provide some connectivity. He said the other Engineering Department comments presented with the last site plan remain the same.

The Law Director asked the City Engineer if a lot consolidation is necessary. The City Engineer stated the two parcels have already been consolidated. The Law Director asked if they are going to have stormwater maintenance on their own property or are they working in conjunction with the Athenian Village. The City Engineer responded he expects there to be an agreement for a prorated share that they will pay into the Athenian Village existing facility. The area where Mr. Quinn is developing was already designed and accommodated in the existing stormwater facility at the Athenian Village. Other than that they will have the normal sewer maintenance items on their own property. The Law Director stated the developer will need to provide the City with the declaration and bi-laws of the HOA in advance of any active permits, particularly because we want the home owners to recognize their obligation to contribute to the stormwater facility.

Mr. Quinn stated they have been in contact with Athenian Village Association's management company. They submitted a letter stating they are in agreeance with the project and are willing to work with them. The last letter states the new development would be responsible for 4% or \$250.00 a month. Mr. Quinn stated they have agreed to start paying that fee as of this month. They have a copy of the bi-laws which indicates the money is to go to ground maintenance, water and for the work that needs to be done for maintenance on the water system. The Law Director spoke to the applicant and stated the City will need to see this written within the confines of the declaration and bi-laws. Once Mr. Quinn is gone and the homeowners are in charge of the HOA the homeowners will be aware of their responsibility by means of their declaration and bi-laws.

Mr. Liggett asked the Board to refer to SK-1 regarding the need for a sidewalk down W.130th. He said there is a connection for walking all the way through the property; it is just

not along W.130th. They are taking into account people coming down Doula Lane and being able to walk within the development through the path that starts where the guest parking is located and works its way all the way around to the north end of the property around the backside of the units and meandering through the landscaping. He said it ties to a drive which can be continued to the emergency exit and the proposed development's actual driving area.

The City Engineer stated we are looking to have them follow the City Guidelines for sidewalks which are for any development. He said we want to add sidewalk where we can when a development comes in. At times we have been lenient where there is no sidewalk nearby which is the case with this development, but at some point in time a sidewalk will have to be added. He said the PC can decide if the applicant should be required to have a sidewalk along the public right-of-way as the code calls for.

Mr. Marnecheck stated he agreed in that this is a great opportunity to hopefully end the (*inaudible*) and have a continuous sidewalk. Mr. Quinn stated they have looked at the area which has a large swale along the already existing (*inaudible*) mound. He said they have been looking at putting a sidewalk there if that is what needs to be done. He said they are not opposed to it but are looking at what would be the most cost effective way because of the drainage in the front which is in pipes in the swale and is not straight; they may have to cut into the existing landscape mound. Mr. Marnecheck asked him to work with the City for options. (*Additional discussion was inaudible.*)

Mr. Liggett displayed a picture of the site plan and referred back to the location of the sidewalk. He said there are no sidewalks along the road across the street from Athenian Village, the nursing home and the independent living area as well as the existing EMS facility and probably will never have sidewalks. He felt adding a sidewalk would be basically a sidewalk to nowhere. He said a walking path which meanders through the properties, around the lake and connecting the new development with the Condo Association and HOA would be more advantageous than a public way.

Ms. Michalke asked where the location of a garbage dumpster would be located. Mr. Quinn stated they are looking at regular standard curbside pickup for the residents. Doing away with a dumpster would be more aesthetically pleasing. Mr. Quinn stated garbage collection, snow plowing and landscaping would be part of the contract. He said he believes Athenian has the same setup.

Mr. Baxendale asked the City Engineer if at some point in the future the developer may be mandated to install sidewalks. The City Engineer stated yes at some point it may be mandated and may become an issue if sidewalks are necessary based on funding for road improvements on county routes. It will probably not happen anytime soon but according to the code this is an opportunity that sidewalks are put in. We do not want it to cause Mr. Quinn undue hardship and expenses to put a sidewalk in. He said a pathway that fits in the natural landscape along the slopes would not make it necessary to cut in and could be an acceptable alternative.

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

- c) **PC20-14: Maria Gardens**/TLT Properties is seeking final site plan approval for corner beautification and parking expansion. The site is located at the corner of West 130th Street and Albion Road on PPN: 481-19-026, 481-19-025, 481-19-002, 481-19-001, 481-19-031, 481-19-024 and 481-19-022 in Local Business (LB) District zoning.

Tom Kominsky, General Contractor for Maria Gardens, stated they are proposing to install a sign and add 12 parking spaces on the parcel where the gas station was located. He said after reviewing the Engineering Department comments, it looks like what he thought was a simple request to put up a sign and add parking spaces has now been overly complicated.

The Building Commissioner stated the comments from the Engineering Department may seem complicated but they can all be handled administratively with conversation between the Engineering Department and the applicant. The City Engineer stated that is correct. There are no big issues; the Engineering Department comments are simply meant to reiterate our code and state what items need to be done. We are willing to work with the applicant in cooperation to improve that corner. The applicant agreed to take care of any outstanding issues addressed in the Engineering comments.

The Building Commissioner added the lots which comprise Maria Gardens shall need to be consolidated as part of this project. He said they are restoring what is currently paving back into grass, removing a significant amount of curb cut along the corner which will increase safety significantly in that area. The landscaping will be a good feature for the entry into the City from the north and west side.

The Law Director stated all of the multiple lots will need to be consolidated; it has been a long time coming.

Mr. Baxendale questioned if traffic sight lines will be blocked by the raised berm area or by the new signage. The City Engineer stated the Engineering Department will work with the applicant to be sure the sight distances are met.

Mayor Antoskiewicz thanked the applicant and said it will be a welcomed site. He also asked the applicant to address the failing fence on the other side of their property that is adjacent to the residential house. Mr. Kaminsky responded the fence is on the agenda for this year.

Moved by Ms. Baxendale, seconded by Mr. Marnecheck 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 Mr. Marnecheck, seconded by Mr. Baxendale to **adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried**. The Public Hearing adjourned at 7:51 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, May 6, 2020 in regular session**. The meeting was called to order at 7:52 p.m. by Chair Frank Castrovillari.

OLD BUSINESS

- a) **PC18-25: Hugh and Margaret Kerr** – Withdrawn; 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.
- b) **PC20-06: James Quinn of Quinn Management Group** – Withdrawn; 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 on 2-5-20. The applicant submitted a letter requesting this item remain tabled until the next PC meeting. **See PC20-13** revised plan submission.
- c) **PC18-21: McDonalds Corporation** – Withdrawn; no action. Applicant 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.

NEW BUSINESS

- a) **PC20-12: Bailey Custom Homes, LLC** is seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The proposed 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 requested to table application to the June 3, 2020 PC meeting.*

The Law Director stated depending on the nature of the modifications that may be proposed, it may be necessary for the applicant to start over in the approval process. In the meantime they are asking to have the application tabled.

Moved by Mayor Antoskiewicz, seconded by Mr. Baxendale to table PC20-12. Roll call: Yeas: Five. Nays: None. **Motion carried to Table to the June 3, 2020 PC meeting.**

- b) **PC20-13: Quinn Management Group** is seeking Preliminary Plan approval for a revised site plan for 3 two-family and 2 single-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.

The Chair requested the applicant to display Sk-4 or Sk-5 and questioned the plan which shows the common wall elevation between the duplexes. He asked if the two elevations can be dressed up a little bit nicer, either a change of material or something else. It is a blank

wall and looks like a blank wall. The Chair also said he would like the applicant to take another look at the sidewalk in the front though it points to nowhere, one day it will.

The Chair opened the floor for comments from the Board. Ms. Michalke asked when it comes time for road renovation how does the addition of sidewalks come into play. The City Engineer stated a similar situation such as the widening of Sprague Road also has cross municipalities; that project includes the addition of sidewalks on both sides of the road where there are no sidewalks. He said we do not see anything in the County or State's ten-year projection plan for widening of W.130th but that could change.

Moved by Mr. Marnecheck, seconded by Mayor Antoskiewicz **to approve the revised Preliminary Plan with all added comments associated to the approval.** Roll call: Yeas: Five (Baxendale, Marnecheck, Michalke, Castrovillari, Mayor Antoskiewicz). Nays: None. **Motion carried.**

- c) **PC20-14: Maria Gardens** / TLT Properties is seeking final site plan approval for corner beautification and parking expansion. The site is located at the corner of West 130th Street and Albion Road on PPN: 481-19-026, 481-19-025, 481-19-002, 481-19-001, 481-19-031, 481-19-024 and 481-19-022 in Local Business (LB) District zoning.

The Chair recommended the approval be contingent on consolidation of parcels. The Law Director stated no permits will be approved until the lots are consolidated.

The Chair asked if consolidation of the parcels will hold them up from working on this project during the summer. The City Engineer stated it is a simple process. Once they start the process the two issues can precede side-by-side. The applicant stated he would proceed to get the consolidation process started.

Mr. Marnecheck echoed what the Mayor said earlier regarding the improvement will be nice for the corner and is glad to see it happening.

Moved by Mr. Marnecheck, seconded by Mr. Baxendale **to approve the site plan contingent on lot consolidation.** Roll call: Yeas: Five (Mayor Antoskiewicz, Baxendale, Marnecheck, Michalke, Castrovillari). Nays: None. **Motion carried.**

MISCELLANEOUS

The next scheduled meeting is Wednesday, June 3, 2020.

ADJOURNMENT

Moved by Mr. Marnecheck, seconded by Mr. Baxendale to adjourn the May 6, 2020 PC meeting. Yeas: Five. Nays: None. Motion carried. Meeting adjourned at 8:04 p.m.

APPROVED: /s/ Frank Castrovillari
Chair

DATE APPROVED: September 2, 2020

ATTEST: /s/ Diane Veverka
Planning Commission Secretary