

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **September 2, 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: Planning Commission: Chair Frank Castrovillari, Vice Chair Gene Baxendale, Mayor Antoskiewicz, Paul Marnecheck, PC Secretary Diane Veverka. Administration: Assistant Law Director Donna Vozar, City Engineer Mark Schmitzer, Building Commissioner Dan Kulchytsky.

Moved by Mayor Antoskiewicz, seconded by Paul Marnecheck to excuse Holly Michalke for cause. Motion carried.

REGULAR MEETING:

APPROVAL OF MINUTES: Moved and seconded to approve the minutes of May 6, 2020. Motion carried.

PUBLIC HEARING / OPEN MEETING

The Secretary stated public hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

- a) **PC20-22: 10583/10655 Royalton Road LLC** (Transport Services operating business) on behalf of the currently property owner, City of North Royalton, is seeking preliminary site plan approval for proposed tractor trailer parking expansion on PPN: 483-23-011, in General Industrial District zoning.

Adam Therrien spoke on behalf of 10583/10655 Royalton Road LLC for the business Transport Services. He said, as they have grown substantially over the last few years they are looking to expand their facility's parking for their trailer fleet. He said they now have locations in Cleveland, Columbus and Toledo.

The Assistant Law Director asked the applicant to clarify for the record that the owner of the property where the business is currently located is owned by 10583/10655 Royalton Road LLC and not 12-8 Royalton Rd. LLC. Council last night authorized the sale of the parcel to the 10583/10655 Royalton Road LLC; it has been turned over to escrow. Mr. Therrien stated that is correct.

The City Engineer stated as part of the process we want to see the land consolidated into one contiguous property with the other existing parcels. He said he included his normal comments regarding stormwater management in the Engineering Department Report which was submitted to both the applicant and the PC Board. The former company, Kurtz Brothers who operated out of the site, installed a large barrier of dirt all around the perimeter of it. He said it will remain other than the area to the east side of the property which will be impact to expand the stormwater management for the improvements on the site to include adding storm sewers. He said the Engineering Department would recommend moving forward for approval of the preliminary site plan. He said when they return for final approval he would like to see more information about the detention, storm sewers and grading, etc. He would also expect the needed documents will be completed and submitted for approval of the lot consolidation at the next PC meeting.

Edsel Medina, 10734 Akins Road, stated their parcel is located right behind Transport Services. He asked because this is a trucking company, how it would affect them in the future in regards to issues such as the sights and sounds. He said they currently hear them during the day. He asked if there will be fencing, if it will be paved, and will storm water drainage affect their back lot. He said they currently have flooding in their back lot.

Gene Baxendale requested to recuse himself from voting on the application.

Motion and second to recuse Gene Baxendale from voting on this application. Motion carried.

Motion and seconded to move this item to the Regular Order of Business. Motion carried.

REGULAR ORDER OF BUSINESS

- a) **PC20-22: 10583/10655 Royalton Road LLC** (Transport Services operating business) on behalf of the currently property owner, City of North Royalton, is seeking preliminary site plan approval for proposed tractor trailer parking expansion on PPN: 483-23-011, in General Industrial District zoning.

The Chair asked the applicant to answer some of the questions which were asked. Mr. Therrien stated they do not plan on having a fence. He said they do not plan on going any further than what is existing; the woods will remain untouched as a buffer. The area will be asphalt grindings; it will not be paved. It will be the same as the current facility lot.

The Building Commissioner stated the parcel as it is proposed complies with the requirements for setback distances to the parking. The parcels to the south that are in question are zoned General Industrial; they are residential non-conforming. The residences are a significant distance back from the parking area. A stormwater swale is located between the parking and the property line. As Mr. Therrien said, the trees will remain undisturbed in that area.

The Mayor stated the plan shows an extensive stormwater plan including expansion of the existing retention basin on the other property to take the water runoff also from this property.

Mr. Marnecheck asked if they will have a lot of trucks going in and out. Mr. Therrien stated they typically only have one vehicle on the site moving trailers one at a time. He said in the summer time it can get a little dusty but it will not be any more abnormal than it is now.

The question came up if the residents will be re-notified. The Building Commissioner stated we typically do not re-notify unless requested by Administration. In this case, we do not see a reason to do so. The Assistant Law Director stated they will most likely be back at the October meeting for final site plan approval.

Motion and seconded to excuse Gene Baxendale from voting on this application. Motion carried.

Moved by Mr. Marnecheck, seconded by Mayor Antoskiewicz **to approve the preliminary plan for 10583/10655 Royalton Road LLC**. Roll call: Yeas: Three (Marnecheck, Mayor Antoskiewicz, Castrovillari). Nays: None. **Motion carried.**

PUBLIC HEARING / OPEN MEETING

- b) **PC20-23: Sal's Heating and Cooling, Inc.** is seeking preliminary site plan approval for proposed parking lot expansion at 11701 Royalton Road, also known as PPN: 483-18-005, in General Industrial (GI) District zoning.

Thaddeus McCollough with Sal's Heating and Cooling spoke on behalf of the applicant. He stated they are seeking approval for a long-term standing issue as far as the parking lot for employees. The company has grown massively and they have hired new employees. They are also looking to expand the parking for the variety of transportation vehicles they have on site. The parking lot expansion would allow them to properly store the vehicles and allow the employees parking spaces so they will not need to park along the road on Progress Parkway.

The Building Commissioner stated he has had the opportunity to discuss this at length with the applicant, Mr. McCollough and Mr. Sidoti. He recommended the proposal which is before the PC Board be for preliminary site plan approval as there are some issues which are still outstanding that need to be addressed; specifically stormwater drainage, site layout, etc. Additionally there are some grading issues that exist which also need to be addressed.

The Building Commissioner asked the applicant if they have been in contact with a Civil Engineer to clarify questions related to stormwater, drainage, grading, landscaping, fencing, etc. Mr. McCollough responded yes they have been working with Hoffmann-Metzker. The Building Commissioner stated the applicant is requesting a 15 ft. parking lot setback variance on a 20 ft. setback along the sidewalk side. The Board can consider granting the variance if they choose with placing requirements on the approval such as heavy landscaping and methods to protect pedestrians as they walk along the existing sidewalk.

The City Engineer stated the applicant and PC Board have been given the Engineering Department Report. A variance is required on the west side for an encroachment. He said for clarification the north arrow on the site plan is pointed in the wrong direction; it needs to be turned 180 degrees on the drawing. He asked if the applicant will be installing curbs on all edges of pavement. Mr. McCollough responded yes. He stated he would like additional information at the next meeting as to the condition of the water vaults. He said he also understands utility poles that serve that building to the south with power. It looks like the plan shows one of them is within the pavement and one is very close to the edge of pavement. He asked to see modifications of those on the plan to accommodate the poles or if the poles will be relocated. He said it appears there are enough catch basins on site for the drainage. He said with the additional concrete surfaces planned he wants to be sure the sewers on site are large enough to handle the storm drainage. He also said he is concerned with the grading to the south and southeast corner of the property where there is some grade drop; he wants to be sure a steep cliff is not being left next to it causing drainage concerns for neighbors or causing an issue when parking close to that area. He said if the fencing is required, it would need to be designed depending on the placement of the poles. The City Engineer reminded the Board that they have recently granted a parking variance in a similar situation to a business on the south side of Royalton Road for a variance of five feet from the sidewalk to accommodate the growing needs of parking for their customers and employees. He stated he has no engineering issues with the proposed preliminary plan.

The Assistant Law Director stated the PC Board has historically granted site plan variances where warranted and necessary and the circumstances of where they did not rise to the level where it would need to be referred to BZA.

Sandy Nameth with Allied Witan, 13805 Progress Parkway, said they are the neighbor to the south. She submitted a letter expressing her concerns which included the stormwater, and the poles. She said they have a storm sewer running either on Sal's property or on theirs. She is not sure where it is located but it runs from Peter Bruckner's place and her place out to Progress Parkway. That sewer will need to be taken into account. She said currently they have a big parking lot. On the plan it indicates they want to put fencing up to the poles. She said they currently have five or six parking spots that they use for parking. The rest of the parking lot in that area is filled to capacity with stuff such as large metal containers, dumpsters, etc. When they dump their water tanks into the dumpsters it sounds like a bomb going off. She asked if the 16 designated parking spaces, which are proposed to help get the cars off the street, will really be used for parking; or are they going to store more stuff in that area.

Motion and seconded to move this item to the Regular Order of Business. Motion carried.

REGULAR ORDER OF BUSINESS

- b) **PC20-23: Sal's Heating and Cooling, Inc.** is seeking preliminary site plan approval for proposed parking lot expansion at 11701 Royalton Road, also known as PPN: 483-18-005, in General Industrial (GI) District zoning.

The Chair asked the applicant to explain what the containers are and stuff that is stored on site. Mr. McCollough stated the containers in the back lot are for business use. They have some water heaters that are put in the bins to make sure they are recycled properly and are following code. They also have coiled cages and miscellaneous equipment they do not want to leave at customers' homes or out on their street for disposal. The applicant stated they are looking at some options to be able to clean up that area making sure the neighboring property is happy with the expansion they are proposing.

The Chair asked the Assistant Law Director what the best time in the process is to review the variance request. The Assistant Law Director stated they can move ahead on the variance or request the variance be held until the final site plan is available. However, the goal is to have the variance shown on the site plan. The variance is for where the parking is to be located. The variance can be contingent until final site plan approval is received.

The Chair stated he would like to see the bins placed on the drawing and what their plans are for their storage of excess stuff.

The Mayor stated he believes the real intent of the parking is because of Sal's expansion; they end up parking on Progress Parkway because he doesn't have enough parking. By parking on Progress Parkway which at this point is legal, it is creating some hindrances and safety issues to some of the other businesses on Progress Parkway. A lot of bigger trucks come in to some of the other businesses and there have been a few minor accidents because of it. He said we are trying to get all of his parking on his properties. If we can get all of this accomplished the goal is parking will not be permitted on Progress Parkway. That is something that has been vastly needed. We are glad Sal's is looking at a plan to try and correct it. He said we have granted parking variances for business along Route 82.

Mr. McCollough and Mr. Sidoti agreed the variance if granted as part of the preliminary site plan is contingent on them obtaining final site approval.

Mr. Baxendale asked how many additional parking spaces are being added. Mr. McCollough stated two additional parking spaces toward Progress Parkway, two additional parking spaces more toward Rt. 82 and six or seven towards the south back border. Mr. Baxendale asked what the downside of granting the variance is. The Building Commissioner stated as the Mayor mentioned the North Royalton business has had the fortune of expanding their business. As Mr. McCollough and Mr. Sidoti have stated they have business operations that occur outside of their building, such as sorting, recycling, storage of materials prior to it being sent off-site. That has pushed out a lot of their parking onto the street. The City would prefer they not park on the street. This is a solution which solves the overall problem of their site.

Mr. Marnecheck asked does this max out the amount of parking they can have on the site. Mr. McCollough responded yes it does.

Moved by Mayor Antoskiewicz, seconded by Mr. Baxendale **to approve the preliminary site plan and a 15 ft. parking setback variance contingent on final site plan approval for Sal's Heating and Cooling, Inc.** Roll call: Yeas: Four (Baxendale, Marnecheck, Mayor Antoskiewicz, Castrovillari). Nays: None. **Motion carried.**

MISCELLANEOUS

The next scheduled meeting is Wednesday, October 7, 2020.

ADJOURNMENT

Moved by Mr. Baxendale, seconded by Mayor Antoskiewicz to adjourn the September 2, 2020 PC meeting. Yeas: Four. Nays: None. Motion carried. Meeting adjourned at 7:37 p.m.

APPROVED: /s/ Frank Castrovillari
Chair

DATE APPROVED: October 7, 2020

ATTEST: /s/ Diane Veverka
Planning Commission Secretary