

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **October 6, 2021 to conduct the Regular PC Meeting**. The meeting was called to order at 7:00 p.m. by Chair Gene Baxendale and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Gene Baxendale, Mayor Antoskiewicz, Paul Marnecheck, Holly Michalke, Marie DeCapite, Secretary/City Planner Kyle Reisz. Administration: Law Director Thomas Kelly, City Engineer Justin Haselton, Building Commissioner Dan Kulchytsky.

REGULAR ORDER OF BUSINESS:

The PC meeting can be viewed live and is being recorded.

OPEN MEETING

New Business

- a) **PC21-32:** The City of North Royalton is seeking final approval for a lot consolidation of two parcels of land located at 11545 Royalton Road also known as PPN: 483-20-009 and 483-20-030 in General Industrial (GI) District zoning.

Motion and second to approve PC21-32 as read into the record. Discussion followed.

The City Engineer stated the city is looking to consolidate two parcels into one. In order to get this site in compliance with city code, we are looking to have one use on this large parcel instead of it being separated into two. The parcel is next to our service building/yard and is located to the east of our entrance driveway. There is a retention basin on the parcel being consolidated. It may eventually be used for storage of materials.

Law Director: This is a desirable cleanup effort on the part of the city.

Motion to call the question for approval of lot consolidation of two parcels. Roll call: Yeas: Five (Marnecheck, Baxendale, Mayor Antoskiewicz, Michalke, DeCapite). Nays: None. **Motion approved (5-0).**

- b) **PC21-33:** JMR Land Development, LLC is seeking final site plan and preliminary plat approval for **Phase 4 of the Huntington Park subdivision**. The subdivision will consist of (7) seven single family residential lots located on PPN 488-12-033 and includes an easement on PPN 488-12-035, a combined 9.036-acre area in Residential (R1-A) District zoning. The proposed subdivision will be an extension of Angelina Drive to the north ending in a cul-de-sac.

Mr. Baxendale recused himself from this agenda item. The Vice-Chair took over the meeting.

Motion made by Ms. Michalke, seconded by Ms. DeCapite to approve PC21-33 as read into the record. Discussion followed.

Jeff Rucinsky of JMR Land Development LLC and Christopher Schmidt of Davey Resources spoke regarding the application. The applicant stated a couple of changes have recently been made. Packets were distributed to the Board members and administration. Changes made include:

- 1) Sublot 51 was under the 20,000 square ft. minimum and has been enlarged.

- 2) Plantings have been added which include the type of tree recommended for Angelina Drive.
- 3) Per City’s request, extra catch basins have been added along the westerly property line.
- 4) A 20 ft. buffer from the storm easement on the east side of that west property line has been added so there will be no clearing.

City Engineer: As the applicant stated, catch basins have been added on the western property line as requested. Also shown in the plans is a reduction of the grading limits by having a 20 ft. buffer where trees will remain. Stormwater goes to the existing stormwater pond which was sized for this expansion and extension of the Road. Administratively this is a good completion of Angelina and is a positive for the area.

Mayor Antoskiewicz stated he appreciates the applicant adhering to the request of adding additional catch basins and the extra buffering. He also said the residents in the area will be greatly appreciative of the cleanup work which has already begun on the lots.

Law Director: He questioned if the new homes will be part of the Huntington Park HOA and have they already agreed to accept these new homes. The applicant responded yes, they will be part of the HOA. He said he has been in conversation with the HOA. There is a belief when the file was recorded that it was part of the HOA.

Ed and Patti Valentine, 11361 Villa Grande Drive, is one of the properties along the west property line. He said he appreciates the buffer being added between their property and the new homes.

Motion to call the question for final site plan approval and preliminary plat approval for Phase 4 of the Huntington Park subdivision. Roll call: Yeas: Four (Mayor Antoskiewicz, Marnecheck, Michalke, DeCapite). Abstain: One. Nays: None. **Motion approved (4-0).**

The next scheduled PC meeting is November 4, 2021.

ADJOURNMENT

Moved and seconded to adjourn the October 6, 2021 PC meeting. Motion carried. Meeting adjourned at 7:14 p.m.

APPROVED: _____
Chair

DATE APPROVED: _____

ATTEST: _____
Planning Commission Secretary