

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on Wednesday, **August 4, 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, PC Secretary Diane Veverka. Administration: Assistant Law Director Donna Vozar, City Engineer Justin Haselton, Building Commissioner Dan Kulchysky.

Motion and second to excuse Marie DeCapite for cause. Motion passed.

REGULAR ORDER OF BUSINESS:

The Chair and Law Director provided an overview of the PC meeting process which recently changed the order of business with regards to the meeting process. We feel it is a more efficient manner of handling the applications one at a time. In any matter where there is a public hearing to be had, it will be part of the same process that involves the applicants proceeding with their presentation before the Commission itself.

The Secretary stated public hearing notices were sent to property owners within 500 feet of the property in question and posted as required. The PC meeting can be viewed live and is being recorded.

The Chair adjourned the Regular Meeting and called to order the Public Hearing portion of meeting.

PUBLIC HEARING / OPEN MEETING

New Business

- a) **PC21-23: Royalton Supply Landscape Center – Royalton Supply Landscape Center** on behalf of property owner Abraxus Salt, LLC is seeking preliminary site plan approval for proposed multi-use building including site improvements at 11528 Royalton Road also known as PPN:483-11-007 in General Industrial (GI) District zoning.

Frank Castrovillari with FMC Architects spoke on behalf of the Applicant, Royalton Supply Landscape Center. He said they are proposing to build a new store/office building and remove the old building once the new building is completed and operational. He showed the site plan of where the old store is located and where the new store will be located. They will keep the existing parking area and add more parking area. The parking areas will be concrete.

Building Elevations: He displayed the building elevations. The front of the building can be seen when coming down Rt. 82. The building will be elevated because of the grade. The building stone will be of cool sierra tan and sandstone with a cool imperial blue metal roof, white Fypon wrapped columns and an insulated ribbed metal panel for the majority of the building. The side view from Rt. 82 will be a corner shot of the building which will show the offices and store portion.

The floor plan included supporting offices, a few bathrooms, quick pickup area and the bulk pick up will be in the back area along with storage. There is a covering on the outside walkway for added displays such as landscape materials.

He displayed building renderings and building elevations: the bottom elevation shown on the plans will be the side that faces the turnpike with two overhead doors.

Frank Dedon, owner of Abraxus Royalton Supply, spoke regarding this satellite location. He said the signage is planned for the blank area between the windows and above the entrance doors. Their business has increased and they need more dry storage space than what is currently available in the containers and in the coveralls. Because their deliveries have increased, they expect to hire three or four additional workers. During the winter they are open 24 hours during a storm event so they temporary increase staff numbers. He spoke of the de-icing chemicals they store onsite.

Mayor Antoskiewicz asked if there is a public driveway on Abbey. Mr. Castrovillari responded it is not used for public use. Mr. Dedon said they are hoping for a spring ground breaking.

City Engineer: With the recent widening of Rt. 82, a new sanitary sewer lateral was recently put in; this property now has access to that sewer line. The building should be tied into that new sanitary line. He spoke regarding the existing detention basin on site which does not serve much purpose. A large 36 in. pipe from it connects to the City sewers. We are seeing a lot of water and sediment coming into our system. We asked that with this project, the outlets of that 36 in. pipe be modified to restrict some flow and hold water in the basin. The applicant and their engineers said they are willing to look at the outlet structure or something to detain some of that water. The Building Commissioner said this should be a condition of the approval.

Building Commissioner: The business spans over two parcels which are both zoned General business. We normally would request to have those parcels consolidated however it is not a requirement. He asked if they plan to consolidate the parcels? Mr. Castrovillari responded in the future they are planning on taking down the house on the corner lot and possibly put up another retail center. He added at that time they would consolidate the entire property. Mr. Dedon said someone is currently living in the home; eventually the house will come down and they will then look for what purpose it will be developed and whether the two parcels should be consolidated. The Building Commissioner asked what is the function of the two existing out-buildings to the east of the building that are proposed to be demolished. Mr. Dedon said the two single-car garages will be coming down.

The Assistant Law Director asked if the lot were split, would it still meet the required setbacks. Mr. Castrovillari responded during the planning stage they made sure it would still meet the required setbacks.

The Building Commissioner stated he would like the hoop houses to be shown on the site plan. Mr. Castrovillari showed approximately where they are located on the plans. He said both hoop houses will remain and will be added to the final site plan.

The Building Commissioner asked for a concise image of the site; we would like to see the hoop houses on the final drawings. The applicant has met all the requirements for masonry and the combinations of materials are good. The signage on the blank façade should be good.

Mr. Castrovillari asked for clarification regarding whether they are seeking preliminary or final site plan approval. He asked if it could be the final and they would modify the basin to whatever it needs to be.

The Assistant Law Director stated it was noticed for a preliminary site plan. The Building Commissioner stated let's move forward on it as a preliminary and the applicant will then be returning with final plans that include the civil drawings.

Mr. Finnecy, 11369 Glen Abbey Drive, asked if the construction will affect any traffic flow during the construction. Mr. Castrovillari responded during construction there will be trucks

coming in and out to drop off building materials, but it is a small construction site and will have minimal impact.

With no additional questions or comments, the Chair moved to adjourn the public hearing portion of the meeting and open the regular portion of the meeting. With no further discussion the Chair entertained a motion to approve preliminary site plan based on the items being addressed as noted from the Building Commissioner and City Engineer.

Motion made by Ms. Michalke and seconded by Mr. Marnecheck to approve preliminary site plan for PC21-23. Roll call: Yeas: Four (Baxendale, Mayor Antoskiewicz, Marnecheck, Michalke). Nays: None. **Motion approved (4-0).**

Old Business

- a) **PC21-24: OMNI Senior Living on behalf of Vitalia Senior Living** is amending its approved site plan for the proposed senior living residential community consisting of a combination of congregate living, assisted living and memory care. The applicant is seeking PC approval on the resubmission of the congregate villas portion of the facility. This community is located on PPN: 482-01-086 York Road in General Business (GB) District zoning.

The Assistant Law Director stated this application was inadvertently added onto our August meeting. It actually should have been placed on the September meeting. Public notices of the proposed changes were not sent out to the residents. We are requesting the application be tabled/continued to the next meeting at which time the neighbors will have notice on the limited changes that are being proposed by the applicant. The applicant made known to Administration that he would like to have the opportunity to address a full board. The Assistant Law Director stated he will not address the Board today but he would like an opportunity to give a very generic discussion under miscellaneous after it has been ruled on the table.

Gary Biales, Vice President of Development for OMNI Senior Living was present.

Mayor Antoskiewicz made a motion, and seconded by Mr. Marnecheck to table the application. Roll call: Yeas: Four (Baxendale, Mayor Antoskiewicz, Marnecheck, Michalke). Nays: None. **Motion to table granted (4-0).**

MISCELLANEOUS

Mr. Biales, gave a brief overview of plans for the OMNI Senior Living site. They are planning on being done in November at which time they will seek an occupancy permit. For memory care and assisted living, they will need to apply for a state license prior to opening; that may take an additional month. The 16 villas (congregate care which is similar to independent living) have been redesigned so the adjoining units will have separate driveways and porches. The villas will be the same size and have the same footprints as originally planned.

The next scheduled PC meeting is September 8, 2021.

ADJOURNMENT

Moved and seconded to adjourn the August 7, 2021 PC meeting. Motion carried. Meeting adjourned at 7:45 p.m.

APPROVED: _____
Chair

DATE APPROVED: _____

ATTEST: _____
Planning Commission Secretary