

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **March 9, 2022 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, Secretary/City Planner Kyle Reisz. Administration: Law Director Thomas Kelly, City Engineer Justin Haselton, Community Development Director Thomas Jordan.

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

## **REGULAR ORDER OF BUSINESS:**

### **Approval of the Minutes:**

Moved and seconded to approve the minutes of **August 4, 2021. Motion carried.**

The Secretary provided an overview of the PC meeting process and called to order the Public Hearing portion of meeting.

## **PUBLIC HEARING / OPEN MEETING**

### **New Business**

- a) **PC22-04:** Daryl Mapson on behalf of Tirah Thompson, owner, is seeking final site plan approval for a new **State Farm Insurance office** on a 0.466 acre parcel of land located at 12873 Royalton Road also known as PPN: 483-07-002 in the Local Business (LB) District zoning.

Daryl Mapson of Tribe Architects stated he is here representing the project. It was originally a house located between two retail areas on Royalton Road. They are proposing to convert the house to State Farm offices. The owner of the business is currently leasing offices and has recently purchased this parcel. When complete, they expect to have about \$100,000 investment in the house. He spoke of the building elevations including a new front porch with a small entry over the front door and a handicap ramp around the side of the house leading to a handicap parking space in the rear. A 10 ft. x 20 ft. addition will be added to the rear of the house to house a handicapped bathroom. They will be paving the parking lot and upgrading the landscaping. The building will have four offices, a restroom, kitchenette and a small waiting area.

City Engineer: The project will disturb far less than an acre of land. The proposed plan will increase the impervious area on site by approximately 0.15 acres. As the project moves forward, if it is approved, the applicant will need to provide us with a construction set of drawings for the final review of the plans for final grade, stormwater maintenance, etc. The applicant has been advised of the Engineering Department requirements. The Engineering Department has no concerns on this application.

City Planner: He said this is an excellent submission with everything needed to evaluate the project. It is located in Local Business District zoning. They are compliant with the code and regulations. The Building Department sees no reason this project should not be approved.

Law Director: Administration is pleased with this project and the Law Department has no objections.

With no further discussion or public input, the Public Hearing portion of the meeting was closed for this item. The Chair asked for a motion to be read into record. **Motion made by Mr. Marnecheck, seconded by Mayor Antoskiewicz to approve final site plan for a new State Farm Insurance office.**

Mayor Antoskiewicz asked if anything is planned for the garage. The applicant responded they will be keeping the garage; upgrade it with paint and doors.

Ms. Michalke asked if the trees in the back will remain. The applicant responded at this point they will remain creating a green space. He added they are looking at decreasing the impervious area at the suggestion of the City Engineer.

The Chair asked for a roll call on the motion as read.

Roll call: Yeas: Four (Michalke, Marnecheck, Baxendale, Mayor Antoskiewicz). Nays: None. **Motion approved (4-0).**

The next scheduled PC meeting is April 6, 2022.

**ADJOURNMENT**

Moved and seconded to adjourn the March 9, 2022 PC meeting. Motion carried. Meeting adjourned.

*Minutes Transcribed by Diane Veverka*

APPROVED: \_\_\_\_\_  
Chair

DATE APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Planning Commission Secretary