

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **April 6, 2022 to conduct the Regular PC Meeting**. The meeting was called to order at 7:00 p.m. by Acting Chair Paul Marnecheck and opened with the Pledge of Allegiance.

**PRESENT:** Planning Commission: Paul Marnecheck, Mayor Antoskiewicz, Marie DeCapite, Holly Michalke, Secretary/City Planner Kyle Reisz. Administration: Law Director Thomas Kelly, City Engineer Justin Haselton.

Motion and second to excuse Gene Baxendale for cause. Motion passed.

## **REGULAR ORDER OF BUSINESS:**

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

Moved and seconded to approve the minutes of **January 5, 2022** as amended with correction of scrivener's error. Motion carried.

Moved and seconded to approve the minutes of **March 9, 2022** as submitted. Motion carried.

## **PUBLIC HEARING / OPEN MEETING**

### **New Business**

- a) **PC22-05:** Rob Morel, owner, is seeking preliminary site plan approval for a new 9000 sq. ft. office and warehouse building on a 3.97-acre parcel of land located at 12020 York Road also known as PPN: 483-06-003 in the General Industrial (GI) District zoning.

Rob Morel gave a history of the project. He has been operating his landscape company out of this site and his site on Progress Parkway. He said his business has been expanding. In the front of the property, there is an existing small office on the property. A large mound of landscaping lines the side of the property. The bins are inside the mound area. Preliminary plans are for a warehouse to be used for storing items and making small repairs to equipment. They are looking to have a tenant.

City Engineer: The proposed plan will disturb less than one acre of land and will decrease the impervious area of the site slightly. Existing storm water management is shown on the site plan. The Applicant was asked to provide maintenance to the detention basin last year and it was performed. If this project moves forward the Applicant has been told they will need to submit the final engineering drawings for Engineering review.

Law Director: The Applicant was asked to speak about the reference on the plans to a three-lot split and consolidation. The Applicant responded to his knowledge, that has already been done. He is not looking to do any additional lot split/consolidation of the parcel.

Shawn Cooper, 9935 Independence Drive, President of the Condo Association, he said he has no objection to the building; it will block out lighting and noise from the adjacent property behind it. He asked that the proposed plan not create any lighting issues from spot lights on the top of the building or excessive lighting in the parking lot. With the added building he asked that they substantiate the trees and/or preferably add fencing where the bins are along the condo's property line. The truck headlights are currently shining through the trees into the condo's windows. There has been more recent activity with trucks there until 9:00 p.m.

Mary Drobnjakovic, 10655 Nights Way, owner of condo located at 10237 Independence Drive. They want peace and quiet; they do not want to see or hear trucks in their back yard.

The Applicant responded they will take into account the residents' comments. He added they have not yet submitted a lighting plan. He was confused about the comment that the company's staff was working until 9:00 p.m. the night before and making a lot of noise. He was unaware of someone being there. He said his purpose for putting the building where it is is to be put it right behind the existing mound. There is no room for another row of trees. He said the location of the dumpster is only a temporary location. It is there because they are cleaning up the site. He showed an illustration from the front of the property. He said the row of arborvitaes are fairly small and he is not opposed to adding a little bit of buffering. He said plans are to eventually add landscaping around the front corner where the sign is located.

The Mayor stated the proposed building has been moved to the opposite site in front of the retention basin; the previous plans showed the building located along the northern property line. He asked if trees can be planted for buffering. He added that any lease business would need to follow the same operating times as his. They can't be starting their trucks early. Mr. Morel stated that shouldn't be an issue. The Mayor stated the building is in the front of the parcel and nothing will be changing regarding the back portion of the property. The Applicant said they are cleaning the logs out from the back property area.

Bruce Noggle, 9448 Greystone Parkway, Brecksville, stated the building will be a pre-engineered metal building.

Ms. Michalke asked if there are any exterminator needs for a business of this sort. The applicant responded they have never had any issues.

The Acting-Chair stated the application is for preliminary approval only. They will need to come back before the PC for final site plan approval.

With no further discussion or public input, the Acting-Chair asked for a motion and roll call.

**Moved by Mr. Marnecheck seconded by Ms. DeCapite to grant preliminary site plan approval for the office/warehouse building.** Roll call: Yeas: Four (Marnecheck, Mayor Antoskiewicz, DeCapite, Michalke). Nays: None. **Motion approved (4-0).**

Due to elections, the next scheduled PC meeting in May will be rescheduled.

## ADJOURNMENT

Moved and seconded to adjourn the April 6, 2022 PC meeting. Motion carried. Meeting adjourned at 7:22 p.m.

*Minutes Transcribed by Diane Veverka*

APPROVED: /s/ Eugene Baxendale  
Chair

DATE APPROVED: October 5, 2022

ATTEST: /s/ Diane Veverka  
Acting Planning Commission Secretary