

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **October 5, 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, Paul Marnecheck, Mayor Antoskiewicz, Marie DeCapite, Acting Secretary Diane Veverka. Administration: Law Director, Tom Kelly, City Engineer Justin Haselton.

REGULAR ORDER OF BUSINESS:

Approval of the Minutes:

Moved and seconded to approve the minutes of **April 6, 2022. Motion carried.**

Moved and seconded to approve the minutes of **July 13, 2022. Motion carried.**

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

PUBLIC HEARING / OPEN MEETING

New Business

1. **PC22-10:** David Scherbaum, owner of Mobility.Agility.Quickness, LLC on behalf of property owner Gold Star, is seeking final site plan approval for the business located at 12359 Abbey Road also known as PPN: 483-03-003 in General Industrial (GI) District zoning.

David Scherbaum stated they are relining the parking lot per ADA requirement as shown on submitted plans.

City Engineer: The project will not increase the impervious area of the site so this is a minor Engineering issue. The storm water currently flows to be back of the site to a stream away from other properties. If the PC approves the project, the applicant will need to submit Engineering drawings for review.

Building Commissioner: This property is zoned General Industrial and therefore this fitness training business is a permitted use. The expansion of the parking lot stalls to 9 ft. x 19 ft. per code and the addition of four ADA stalls which is adequate for the amount of parking. He asked if a vinyl dumpster enclosure with a latch can be added. The applicant stated currently there is concrete on both sides, but he would be willing add doors or some type of enclosure.

With no further comments the Chair closed the public hearing portion of the meeting and opened the Regular order of business.

Moved by Mr. Marnecheck, seconded by Mayor Antoskiewicz to approve the application.

The Chair expressed his concern regarding the amount of trash in the back property area behind the parking lots. The applicant stated the previous owner unfortunately had a fire a couple years ago. He is working with the current owners to clear out the area. There is a shipping cargo container for the City's football storage. He's hoping to return it to a grass area. It was recommended to the applicant to work with the Building Department if the storage container is to remain.

With no further discussion or input from Administration, the Chair asked for a roll call on the motion as read for **final site plan approval with contingency**. Roll call: Yeas: Four (Baxendale, Marnecheck, Mayor Antoskiewicz, DeCapite). Nays: None. **Motion approved (4-0).**

2. **PC22-11:** Tony Latina on behalf of St. Matthew The Evangelist Church, is seeking final site plan approval for additional parking areas located at 10383 Albion Road also known as PPN: 481-23-002 in Public Facility (PF) District zoning.

Tony Latina submitted a site plan for parking. He was asked by the City Planner to add measurements showing distance to the neighboring property line and neighbor’s house which is 40 ft. from the property line. He is trying to keep the parking lot size within 20% of the existing parking lot which is almost 25,000 sq.ft. He asked if he adds 10 spots on each side, would the drive no longer be considered a drive but instead a parking area. If so, 20% of that would allow up to 5,000 sq.ft. of additional parking; 1,932 sq.ft. on both sides of the front drive (11 spots on each side) and 1,134 sq.ft. on the back side of the drive (9 spots). He said plans are to hold a 20 ft. setback from the property line by making the stalls 13 ft. in depth and at 45-degree angle. That would give him two 9 ft. x 19 ft. parking lots and be 21 ft. off the parking lot. He said the would be able to meet all the City requirements.

The Law Director asked if he is willing to redraw the application. The applicant responded the original proposal has been changed to meet the City Planner’s requirements which is what he is now presenting. The Law Director stated it would be inappropriate to ask our Board, the Engineer and Building Commissioner to do this tonight on the fly. The current application does not meet the code and the applicant is trying to make adjustments so that it will. The applicant responded that is correct. The Law Director stated we would be happy to look at it at the next meeting with new drawings that meet the code. The Chair offered the applicant the opportunity to table the application in order to submit new drawings which would allow them ample amount of time to review. The Mayor stated another part of the issue is the length and width of the spots and whether they meet the code. The applicant stated the revised plan meets the code. The Building Commissioner stated when he went out to the site today, he measured the spots to be 8 ½ ft. x 18 ft. The applicant responded this plan is for the additional overflow parking spots only, not the existing spots previously approved. The Chair stated the plans will also need to meet requirement for driveway width.

The Chair asked if the applicant can add screening in the area facing the house. The applicant responded there is a tree line there now; however, he can shorten the parking up a bit so it would have less spots. The plans should be resubmitted to the City Planner but also follow-up with a conversation with the Building Commissioner and City Engineer to be sure the plans also meet their review.

Charles Pappadakes, 21075 Eaton Road Fairview Park, asked would shrubbery be an acceptable screening. The Chair stated a mounding with landscaping may be a possible option for screening but conversations with the City Planner may be appropriate.

The applicant said he would table the application. With no further discussion the Chair asked for a roll call on the **tabling of the application**. Roll call: Yeas: Four (Mayor Antoskiewicz, Marnecheck, DeCapite, Baxendale). Nays: None. **Motion to Table approved (4-0).**

MISCELLANEOUS: The next PC meetings is scheduled for November 2, 2022. Council will be voting on approval of a new PC member, John Ranucci. He is an Engineer and was formerly on the PC many years ago. He should be at the November meeting.

ADJOURNMENT: Moved and seconded to adjourn the PC meeting. Motion carried. Meeting adjourned.

Minutes Transcribed by Diane Veverka. The podium speaker was inoperable; however, their voices were picked up by the podium mics.

APPROVED: /s/ Eugene Baxendale
Chair

DATE APPROVED: November 2, 2022

ATTEST: /s/ Ian Russell
Planning Commission Secretary