

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **November 2, 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, John Ranucci, Secretary Ian Russell. Administration: Law Director, Tom Kelly, City Engineer Justin Haselton, Diane Veverka.

REGULAR ORDER OF BUSINESS:

Approval of the Minutes:

Moved and seconded to approve the minutes of **October 5, 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

Old Business

1. **PC22-11.1:** 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. Continued from the October 5, 2022 PC meeting.

Moved and seconded to remove from the table. Motion carried.

Tony Latina said he met with the City Planner and discussed the issues brought up during the last PC meeting. He said the plan is to add 30 additional parking spots; the number does not extend more than 20 percent of the average of what they currently have.

City Engineer: From an Engineering perspective, this is a minor improvement. The proposed plan will increase the impervious area of the site by approximately 0.11 acres. The land is fairly flat and will not cause any drainage issues. This is a reduction of 20% from the previous submittal.

City Planner: The new improvements relocate the proposed paving outside of the 20 ft. setback. Therefore, it is no longer an issue. Per Section 1282.11, lighting is required on all off-street parking areas. In this case the original approval from 2019 for the parking area and improvements to the site did not incorporate the lighting for the lot. This would be a minor addition to the parking area that is not lit. We also reviewed the revised parking stall dimensions. They agreed to meet the 19'x9' requirements and maintain the minimum driveway width of 18'.

Mr. Latina stated they will be adding landscaping along the residential property to the south which would include evergreens every 15 ft. off the setback of the property line.

The Chair asked if the stalls are in compliance with the code. The City Planner responded the width requirement is not an issue. He asked Mr. Latina for clarification of the stall dimensions. Mr. Latina responded they plan to restripe the parking lot to meet current codes for the parking stalls. He said the 45-degree angle will allow for the 19' x 12' stall. The City Planner asked for a more formal measurement of the stalls be submitted with the building permit application.

Mayor Stefanik asked how much lighting will need to be added. The City Planner responded there are two existing light poles: one at the drive entrance and one at the rear of the property. Our code requires a half-foot candle for parking areas. Since the applicant is under the 20 percent, the existing parking area in the rear would not be required to be lit; just the new section. The original designer had proposed to bring in a photometric for the parking lot from the original improvements done back in 2019; we found

no record of that being submitted. Mr. Latina said, if needed to meet the half-foot requirement, they will add an additional light on the existing CEI pole to cover that area.

The Chair stated approval of this application would be contingent upon getting some type of photometric study. If it is not a half-foot candle, an additional lamp will need to be added.

With no further discussion the Chair asked for a motion to approve based on the contingency listed above. Moved by Mr. Marnecheck, seconded by Ms. DeCapite. Roll call: Yeas: Five (Baxendale, Mayor Antoskiewicz, Marnecheck, DeCapite, Ranucci). Nays: None. Motion approved (5-0).

New Business

1. **PC22-12:** Frontier Land Group, on behalf of Michael Kinsey, is seeking preliminary site plan approval for a proposed detached single-family cluster development consisting of 21 sublots located at 8217 Ridgedale Drive also known as PPN: 489-02-005 in Residential (R1-A) District zoning.

Kevin Hoffman with Polaris Engineering Surveying said he will be speaking on behalf of the applicant who was unable to be present. He displayed side-by-side pictures of the previous site plan and the revised site plan. He said the development is 23.53-acres in North Royalton and an additional .3-acres in Parma. He said there will be 18 acres of open space. They are building on approximately 5-acres. He said on the original plan was before a wetland delineation study showing the type of wetlands was finalized. They have since received a preliminary jurisdictional determination which is accepting the wetlands being shown as presented. The wetland category 1 has no setbacks, category 2 has a 75 ft. setback. The entrance was too close to the entrance to the east of Peachtree Lane and had a grading issue because of a sizeable hill. The further west they can be with the entrance is more practical to construct because of the grade issue. The proposed overall parcel shows the yellow area which is part of Parma. Parma requested they have all the final engineering from the City of North Royalton and all Army Corps permits prior to meeting with them. Plans are to meet informally with Parma city staff next week.

Mr. Hoffman stated they have a verbal preliminary agreement with St. Theresa's Church to purchase the parcel which is in Parma shown in yellow. That would make the entrance grading better. They are also proposing to put stormwater management on that parcel. It appears sanitary will need to be run up around the pond and back over to there under Sprague Road to a sewer.

The dark green area of the property is all wetlands needing a 75 ft. wetland setback. They are trying to stay out of it. They are proposing to fill the small stream which will be kept under a half-acre.

City Engineer: The revised proposal reduces the number of sublots from 31 to 21 to avoid some of the wetland stream issues. Our Administration has been in discussion with the City of Parma. The project would have to eventually go through their PC process. The developer can disturb a half-acre of wetland and streams per the Army Corps general permit. They are meeting the riparian setbacks for streams and wetlands. The plan they are providing meets all the requirement of our City's Engineering Department. If the project goes forward, they will need to submit the Storm Water Pollution Plan (SWP3) ad SWP3 Details to the Cuyahoga Soil & Water Conservation District (CSWCD) for their review and recommendation for approval. They will also need final site plan recommendation for approval from the Northeast Ohio Regional Sewer District (NEORS D).

City Planner: The project meets all the zoning use codes for R1-A. The zone does allow for detached single-family cluster dwellings. They meet the minimum development area of 10-acres. Proposed development area is 23.82-acres. They need to maintain a maximum overall density of 1.9 dwelling units per acre and maximum density of developed area of 6 units per acre. Overall project density is .88 dwelling units per acre and the density of the developed area is 5.21 units/acre. Our code requires minimum 50% of total area to be set aside as common open space. The common space is proposed

to be developed for use such as trails. The plan will need to show the layout or provide information on the proposed homes to be constructed. The plan will need to include any setbacks and minimal floor area requirements for each home.

Law Director: stated the nature of the plan calls for a great deal of common area which must be held by the HOA in perpetuity. We will need to see declaration and by-laws. He questioned the lot split for the triangular piece owned by the church and whether that would be consolidated to the common property. Would it be part of the common property even if it is separate and not consolidated. Mr. Hoffmann responded that it probably couldn't be consolidated because it is part of Parma but yes it would be part of the common property and deeded to the HOA. The Law Director stated that would need to be included in the declaration and bi-laws and cross easements. It would also need to state no lot splits will be permitted.

The Law Director asked who has the retained ownership of the parcel owned by James Nepper, marked for a lot split and being part of the subdivision. Mr. Hoffman responded the developer will retain the ownership and will sell it at a later date as a single-family resident. He added the applicant will work with the neighboring property for the access drive easement located on the parcel. If an easement does not already exist, they will create one if necessary.

John Zajac, 8250 State Road, asked how far south will the development be located. He also asked if the development is for seniors and what is the price range of the clusters. He also expressed concern for the residents which border the wetlands and would like assurance that they will not have any issues with additional flooding because of the new development.

Paul Blare, 8410 Ridgedale Drive, asked for assurance that a side street cut-through onto Ridgedale Drive would not be permitted at any time.

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

Mr. Hoffman responded to the question regarding how far south the proposed development would be. He said the furthest lot south would be lot number 11; approximately 400 feet from the adjacent property line to the south. The squiggly lines show the clearing limits; there is a wide buffer to the properties to the south. They will be clearing right up to the property line to the east. Along Sprague a buffer will be left because of the big hillside. To the west they are trying to stay out of the riparian and wetlands setback. The area marked in yellow/orange is a 500-year floodplain; no work is proposed in that area. He said they have started preliminary calculations which will need to be finetuned as additional survey is done. Plans are for a cul-de-sac and will not include a side street. He said they do not have a builder selected yet; the homes will be approximately 1800 to 2600 sq. ft. starting in the low \$300,000 to high \$400,000. The clusters will be marketed to a stepdown empty-nester lifestyle.

Mayor Antoskiewicz stated we have had discussion that either the HOA or possibly West Creek could put it under a conservation easement; this would be the preferable way because it would be protected forever.

John Zajac, 8250 State Road, questioned the original plan showing a 50 ft setback around the development. He said the plan now shows they are building right up to the property line on the east side. Mr. Hoffman stated the property line will be within 50 ft. however the building will not be located within 50 ft.

Mayor Antoskiewicz reiterated the lot on Ridgedale will be split off to build a residential home. He asked that an agreement with the neighboring property be part of the final plan. He expressed concern regarding the retention basin in Parma and what would be the alternative plan if Parma is not in agreement. Mr. Hoffman responded the proposed development would probably lose lot No. 21 and reconfigure the retention basin. Mayor Antoskiewicz asked if that were the case, would you still need

the church property. Mr. Hoffman stated we would need less of their property but the proposed right-of-way would still go through their property for the driveway. If Parma doesn't approve, the right-of-way will need to be shifted up which would cut down the number of lots.

Ms. DeCapite asked if the wetlands are disturbed, will it be relocated to another portion of the parcel. Mr. Hoffman responded normally it is not done on the same property; normally you pay a fee and they do a mitigation bank somewhere within the same watershed. Even if it is less than a half-acre, it would still require a mitigation of site.

Mr. Marnecheck asked what is the circumference of the cul-de-sac. He expressed concern because of the possible need for a small snow plow for snow removal. Mr. Hoffman responded the cul-de-sac is per code, 50 ft. He also asked if the end-goal is to have a city dedicated street. Mr. Hoffman responded yes. The City's would need to enter into some type of agreement for maintenance of the roadway. He said a portion of the road is in both Cities so there is probably some type of agreement already in place.

The Chair asked would they have to have agreements in place with Parma before final approval. The Law Director responded yes. We will work with Parma.

Mr. Ranucci stated he lives in the area of the proposed development. State Road is often flooded after a large rain over by the creek area. He said we are hoping that issue will be addressed by both the City Engineering Department and the Developer. Mr. Hoffman stated Parma has recently done a culvert replacement which may have improved the situation.

The Chair asked the applicant to show the flow of the water; where it is coming from and going to. Mr. Hoffman stated it is part of Big Creek; the water flow is coming from the south and follows the orange line marking the floodplain. The water then flows through a culvert. Everything east of the ridge flows towards another stream and flows underneath Sprague Road. The rest of the property drain towards the creek. The area of the wetland picks up a little bit of offsite flow and works its way down towards the stream which is two-foot wide and normally flows only when it rains. When the stream is filled in, they will probably put in a storm sewer, run it through the pond and back out again. They need to check elevations to see what is going on with the existing pond.

Mr. Hoffman said once we know both Cities are on board with the project, then they will start going through with the mitigation process with the Army Corps.

The Chair asked about the plans for a narrower roadway going into the site which may lessen the impervious area; he asked if that is still in the plans. Mr. Hoffman responded the actual travel lane will only be 10 ft. lanes. The City Engineer stated we are good with that.

Mayor Antoskiewicz said the applicant has a lot of details still which need to be addressed. He said recently we have asked the developers to put a catch basin at the corner of every house; therefore, every lot can catch their own water. In this case he would prefer they be located in the front because the back of the lots is abutting the woods which could create an issue. Mr. Hoffman stated they will work with the City.

The Chair suggested this project have a Preliminary 1 and a Preliminary 2. Ms. DeCapite agreed. The Law Director stated there is a lot more detail that the PC will want to see before the final application. In addition, if they are going to do the drains the way the Mayor has suggested, it would be best to have that incorporated into the declaration and bylaws. Such that each homeowner becomes responsible for the maintenance of their own catch basin located on their property.

Mr. Hoffman stated they are at the point to determine whether they want to spend more money to do the final engineering and final survey and permitting through the Army Corps. He said they are trying to work within the parameters; in the end if we can't meet all the City Codes then they won't have a project.

The Law Director stated the appropriate motion would be to Table the application to give them time to come back with a more detailed drawing as opposed to giving them an up or down. Mr. Hoffman responded that may not be until the spring. He asked for feedback on the overall layout as presented or possibly with lot 21 being removed. He said he is unsure if there are legal ramifications from a due diligence with the seller. He had to extend the due diligence with the property owner, Mr. Kinsley. He said per PC feedback, he would request to Table the application.

Moved by Mayor Antoskiewicz, seconded by Ms. DeCapite to table the application. Roll call: Yeas: Five (Mayor Antoskiewicz, DeCapite, Ranucci, Marnecheck, Baxendale). Nays: None. Motion to Table approved (5-0).

MISCELLANEOUS: The next PC meetings is scheduled for December 7, 2022.

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

Minutes Transcribed by Diane Veverka.

APPROVED: /s/ Eugene Baxendale

DATE APPROVED: December 7, 2022

Chair

ATTEST: /s/ Ian Russell
Planning Commission Secretary