

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **January 4, 2023 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.

## **REGULAR ORDER OF BUSINESS:**

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

Moved and seconded to approve the minutes of **December 7, 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. **PC22-12:** Tabled November 2, 2022. Pending submittal of a revised preliminary site plan 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. **No revised plans submitted.**

### **New Business**

1. **PC23-01:** Richard Beran, on behalf of Viewpoint Development LLC, is seeking final plat approval for the Viewpoint Subdivision and the dedication of the roadway extensions for Cartwright Parkway and Margaret Drive. The subdivision is to consist of 15 single family residential lots located on PPN(s): 482-28-001 and 482-28-037 in Residential (R1-B) District Zoning.

Todd Schrader, Attorney, spoke on behalf of Viewpoint Development LLC. Mr. Beran was unable to attend tonight's meeting. They are seeking final plat approval and dedication of the roadway for Viewpoint Subdivision. A majority of the site improvements are complete. All the remaining items including common area sidewalks, bike rails, ongoing site maintenance and comments by the City Engineer have generally been secured by an escrow account set up with the City during construction. Funds remain in the escrow with the understanding the funds are not to be released absent the approval of the City Engineer. All the required maintenance bonds have been posted, and the required park fees have been paid. The site will be managed by an HOA that will monitor the home building materials, layout, garage, grade, etc. The property will be encumbered by a conservation easement in the aggregate of approximately 16.63 acres over two large blocks on the site. One under five acres and the second one just under 12 acres. The conservation easement will be managed by the West Creek Land Conservancy. All the HOA documentation with the conservation easement have been provided to the Law Director, Mr. Kelly, and to the Engineering Department and have been approved. The applicant is seeking approval of the final plat so they can move forward.

Robert Beran was also present on behalf of Viewpoint Development LLC and Terry Monnelly who has been assisting with site development.

City Engineer: The Viewpoint HOA was created and registered with the State of Ohio. A checklist was provided to the applicant; it is the same checklist provided to every subdivision developer. During construction a full-time inspector was on site. Everything was constructed per plan. A site walk-through was performed on December 20, 2022. A draft of the punch list items was provided to the developer and contractor. Nothing stood out as a large issue. We are waiting for our Wastewater Department to provide the additional documents. We will be providing the final list to the developer shortly.

Law Director: Mr. Kelly stated he has worked with Mr. Schrader on this project for some time. He said he is satisfied with the Homeowners Association documents as written. He reminded the developer that on all the deeds there needs to be reference to the common area responsibility for the maintenance of the detention basins. Approval of the plat and dedication is contingent upon City Council's approval.

A resident expressed concern regarding water drainage from the creek.

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

**Moved by Mayor Antoskiewicz, seconded by Mr. Marnecheck to approve final plat approval for Viewpoint Subdivision and dedication of the roadway extension.** With a motion on the table, open discussion took place.

Mr. Monnolly, Engineer for the applicant, stated he has been working with Mr. Beran on this project. He responded to the resident's concern regarding flooding. He said the creek's big box culvert (5' x 10') was put in to take the water coming off the eastern area and have it flow into the retention basins. All the water will be maintained on that property and will not flow off the property. There was a manhole at the upper northern end that was disturbed many years ago and prevented water from flowing into it. The water probably was going around and down the hill on those properties. The City Engineer requested the applicant fix the manhole during construction; which they did.

Mayor Antoskiewicz questioned Mr. Haselton, City Engineer, regarding his comments concerning concrete needing to be installed above the sanitary sewer at all stream crossings. The City Engineer stated the applicant is waiting for the concrete; it would be done at the same time as the sidewalks. Mr. Monnolly added, weather permitting they hope to be able to get in there right away. He also stated the debris between Manhole 10 and 11 was removed and corrected.

With no further discussion, the Chair asked for a roll call for the **motion to approve the final plat for Viewpoint Subdivision and dedication of roadway extension. Roll call: Yeas: Five (Marnecheck, Ranucci, Baxendale, Mayor Antoskiewicz, DeCapite). Nays: None. Motion to approve (5-0).**

2. **PC23-02: Thomas Denk is seeking preliminary site plan approval for a proposed 11,675 sq. ft. flex industrial office building located at 12557 Abbey Road also known as PPN: 483-03-007 in General Industrial (GI) District zoning.**

Tom Denk stated he sold the property 500 ft. down the road which was Abbey Road Business Park and Self-Storage in October of 2022. He housed his construction business on that property. The proposed site would be where he would relocate his operation including office space for his construction business. One of the spaces would be used for storage of his equipment. Additional flex space would be available to rent. He said they are only seeking preliminary site plan approval for the front part of the property. Plans are for a 700 sq. ft. office and 10,800 of flex space that runs from west to east. He said the front portion of the property is only 110 ft. wide. The remaining 2100 feet of property widens up to 237 ft. wide towards the back. He said he is in negotiations with the neighbor to the south to try and buy some property. If that is the case, the footprint of the building could shrink to allow access to the back portion of that property. He has not finalized the materials or colors for the building elevations. He said connection to sanitary sewer is available. He said they are hoping to break ground in May.

The Mayor stated he is hoping for high standards for the building aesthetic design and site plan. Mr. Denk responded he takes pride in the what he builds.

City Engineer: The new impervious area which will be disturbed will be less than an acre. He said his comments mentioned a few ideas of what can reduce the amount of additional stormwater. One of the ideas was a rain water harvesting system to capture the rainwater that hits the building. The grass swale, and over 2,000-ft. length to the ravine, will reduce peak discharges. A full basin may not be

necessary because it is less than an acre; instead, retention or stormwater basin could be possible. If PC approves the preliminary site plan, eventually we will need to see full-scale drawings for approval.

City Planner: His report included comments which were mostly about the parking. They should be sure parking area is outside the required 50 ft. front setback. Parking spaces #1 and #17 on the drawings appear to be within the 10 ft. parking side setback. On the south side of the structure the parking needs to be at least 5-feet from the building. A six-inch concrete corridor or other fixed barrier or wheel stop is required to be placed 5-feet from the building. Mr. Denk responded the new car spoilers hit those; he would prefer a 4-inch rollup curb. Mr. Russell spoke on the exterior lighting; there are two residences on the north and south side. We ask that the light be reflected away from the windows and keeping light from spilling off the property. There is a requirement in the front 50-ft. landscape setback, the frontage strip must be planted with deciduous trees, shrubs, etc. per code and include mechanical irrigation. The property uses need to meet performance standards outlined in 1278.09 for industrial buildings. Signage needs to meet any requirements in 1284 of the code.

Frank Castrovillari, 7675 Harley Hills Drive, submitted a letter stating there is no sense of an entry to the front office portion of the building; they should consider adding a canopy or a bump out with flanking columns and roof to announce an entry. He also stated many times in the city when we have a small office with a larger warehouse, we ask the office section be of a little nicer material, more than just masonry and metal panel. Possibly masonry all the way up or some other material on the top portion.

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 Mr. Ranucci to approved the application for preliminary site plan approval.** With a motion on the table, open discussion took place.

Ms. DeCapite stated the elevation facing Abbey Road should be more dressed up. She said an overhead door is shown on the west elevation and on the south elevation; they seem to be competing against each other. Is the door facing Abbey Road needed; it looks like it has limited space because of the parking area. It would be preferred to not have a door on the front elevation. Mr. Denk responded when working with construction equipment the two doors would be handy and very functional.

Mr. Ranucci stated the back property is land locked with the parking as shown. Mr. Denk responded he is aware of that and are hoping to purchase additional property.

The Chair asked for a roll call on the **motion for approval of the preliminary site plan. Roll call: Yeas: Five (Baxendale, Mayor Antoskiewicz, DeCapite, Ranucci, Marnecheck). Nays: None. Motion to approve (5-0).**

**MISCELLANEOUS:**

- Motion and second to approve 2023 meeting schedule. Motion carried (5-0).
- The next PC meetings is scheduled for February 8, 2023.

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

*Minutes Transcribed by D. Veverka.*

APPROVED: /s/ Eugene Baxendale  
Chair

DATE APPROVED: February 8, 2023

ATTEST: /s/ Ian Russell  
Planning Commission Secretary