



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

David Smerek, Building Commissioner

Ian Russell  
PC Secretary

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### PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a public hearing on **October 4, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Mike Profant, of Profant Properties, LLC., is seeking preliminary site plan approval for a 4,560 square foot front building addition, a 9,634 square foot rear building addition, and a proposed parking lot expansion for the existing building located at 12316 York Road, also known as PPN: 483-06-009, in General Industrial (GI) district zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

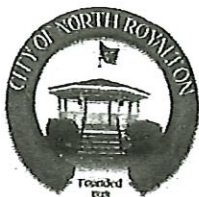
You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: [www.northroyalton.org/PlanningCommission](http://www.northroyalton.org/PlanningCommission)

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than October 3<sup>rd</sup> at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION  
NORTH ROYALTON, OHIO

Ian Russell  
Planning Commission Secretary  
11545 Royalton Road  
North Royalton, Ohio 44133



# City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

David Smerek, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000



## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Address: 12316 YORK ROAD Name of Occupant, Business or Tenant (if applicable): BUSINESS NETWORK TEAM  
Permanent Parcel Number: 483-06-009 Zoning District and Ward: G1 - GENERAL INDUSTRIAL

2. Property Owner of Parcel:

Name: MIKE PROFANT Name of Business (if applicable): PROFANT PROPERTIES, LLC.  
Address: 12316 YORK ROAD Phone: 440-625-1955  
City, State and Postal Code: NORTH ROYALTON, OHIO 44133 Email (electronic mail): MPROFANT@BNTEAM.COM

3. This request is being made by the following responsible party

(Owner) Authorized Representative:

Name: Same as above Name of Business (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City, State and Postal Code: \_\_\_\_\_ Email (electronic mail): \_\_\_\_\_

### For Office Use Only

Date Application Submitted: 09/05/2023 Meeting Date Assigned: 10/04/2023 Identification Number Assigned: PC23-16  
Application Fee: \$300 Payment Information (date, check number, cash, etc.): check # 3965 Received By: I.R.

Other Application Fee Information

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 4. Narrative statement describing the project and its features:

Business Team Network has owned and occupied this property and building since 2017 and basically, we have outgrown the facility. Our goal is to stay here in North Royalton, and we are proposing to add a front addition to upgrade/modernize the look of the building and add a conference center to meet with our local and out of town clients, displaying our products and services. And, add a warehouse to the rear of the building to house the massive amounts of computers, monitors, and security components we purchase for our employees to assemble and program, and our technicians install in the field. See our website for more information about the business, at [www. BNTeam.com](http://www.BNTeam.com) We have addressed the rear pond at the back of the property. It is not classified as a wetland, and we have been granted the ability to build the rear addition as shown in the drawings. See attached wetland study/classification report.

The front addition will need a variance to build into the parking setback.

The existing building is built with colored split faced concrete block, we intend to use the same block on the exterior, and stain/paint the entire building a neutral color for consistency. See attached original construction drawings of the building that show the original site plan, final site contours, and the parking lot with the new structures added. See attached preliminary new floor plans and elevations for the additions, and square footages.

### 5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☒ Preliminary Site Plan Approval  
☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval  
☐ Preliminary Site Plan Approval  
☐ Final Site / Preliminary Plat Approval  
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

Applicant Signature

Printed Name and Title

Date

Owner Signature

Printed Name and Title

Date

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

**6. Written Authority Form (complete this form if you are unable to be present at meeting).  
(submit original – do not fax or email)**

I, MIKE PROFANT (name) of PROFANT PROPERTIES  
(company, if applicable), hereby certify that I/we are the OWNERS  
(owner(s), executor(s), etc.) of 12316 YOCK ROAD (property address or  
permanent parcel number) and further verify that JIM REPAS (name  
of representative) is authorized to represent my/our interests and make decisions on my/our behalf  
when appearing before the North Royalton Planning Commission.

[Signature]  
Signature

6/9/23  
Date

Before me, a Notary Public in and for said county, personally appeared Mike Profant  
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free  
act and deed.

In testimony whereof I have hereunto set my hand and official seal at North Royalton  
Ohio on this 9th day of June, 2023.

[Signature]  
Notary Signature



IRENE SCANLON  
Notary Public  
State of Ohio  
My Comm. Expires  
April 4, 2028

Seal:

State of Ohio  
County of Cuyahoga



CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

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(submit original – do not fax or email)

I, MIKE PROFANT (name) of PROFANT PROPERTIES  
(company, if applicable), hereby certify that I/we are the OWNERS  
(owner(s), executor(s), etc.) of 12316 YORK ROAD (property address or  
permanent parcel number) and further verify that JESSICA HEALY (name  
of representative) is authorized to represent my/our interests and make decisions on my/our behalf  
when appearing before the North Royalton Planning Commission.

[Signature]  
Signature

6/9/23  
Date

Before me, a Notary Public in and for said county, personally appeared Mike Profant  
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free  
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In testimony whereof I have hereunto set my hand and official seal at North Royalton  
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[Signature]  
Notary Signature

Seal:



IRENE SCANLON  
Notary Public  
State of Ohio  
My Comm. Expires  
April 4, 2028

State of Ohio  
County of Cuyahoga

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

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(submit original – do not fax or email)**

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(company, if applicable), hereby certify that I/we are the OWNERS  
(owner(s), executor(s), etc.) of 12316 YORK ROAD (property address or  
permanent parcel number) and further verify that LARRY DUBIN (name  
of representative) is authorized to represent my/our interests and make decisions on my/our behalf  
when appearing before the North Royalton Planning Commission.

[Signature]  
Signature

6/9/23  
Date

Before me, a Notary Public in and for said county, personally appeared Mike Profant  
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Notary Signature



IRENE SCANLON  
Notary Public  
State of Ohio  
My Comm. Expires  
April 4, 2028

Seal:

State of Ohio  
County of Cuyahoga





# Cuyahoga County GIS Viewer



Date Created: 9/13/2023

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

282 0 141 282 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## BUSINESS NETWORK TEAM

VOICE | VOIP | DATA | VIDEO | WIFI | CLOUD

**From:** Cindy Paschke <cindypaschke@landsolutions-env.com>  
**Sent:** Thursday, April 6, 2023 2:37 PM  
**To:** Mike Profant <mprofant@bnteam.com>  
**Cc:** Beth Profant <beth@bnteam.com>; Larry Dubin <ldubin@bnteam.com>;  
irussell@northroyalton.org; Alex Kozak <alexkozak@landsolutions-env.com>;  
crconsulting@zoominternet.net; jhaselton@northroyalton.org  
**Subject:** Revised Wetland and Water Resource Delineation Report -12316 York Road - North  
Royalton

Hello Mike,  
Additional data has been collected following the original LS wetland and water resource delineation report dated January 13, 2023, due to changes in site conditions. Furthermore, based on the completion of the maintenance of the stormwater retention pond, the attached report has been revised to reflect the current site conditions.

The recently performed maintenance of the on-site retention pond that was completed using a scooping construction methodology as outlined in the Tulloch I 1993 ruling; therefore, any impacts using this methodology are not regulated activities. Additionally, Section 404 Permit, Number 43 for stormwater management facilities authorizes maintenance that restores the original design capacities of the retention pond, and this permit does not require a pre-construction notice to the United States Army Corps of Engineers (USACE).

Finally, with restoring the stormwater retention basin to the original design capacities, the wetland fringe along the pond is no longer present. Therefore, the 25-foot riparian setback from Stream 1 that was extended from the edge of the fringe wetland no longer applies.

Please let me know if you have any questions or require additional information.

Cynthia Paschke, MEd, Sr. PWS  
Principal

webma33.armstrongLand Solutions, LLCage?id=39610&tz=America/Indiana/Indianapolis  
34600 Chardon Road, Suite C

2/4

6/3/23, 12:02 PM

Armstrong Webmail

Cell: (216) 570-2659  
[cindypaschke@landsolutions-env.com](mailto:cindypaschke@landsolutions-env.com)



Land Solutions





FRONT ELEVATION  
W/ YARD DRAINS.

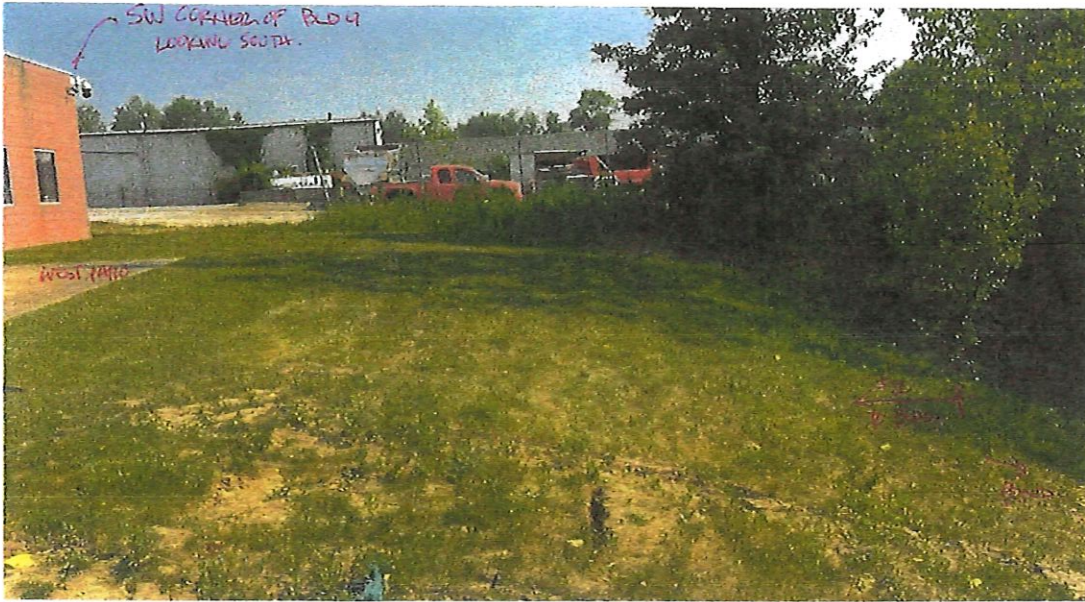


NORTH ELEVATION  
FROM PARKING LOT.

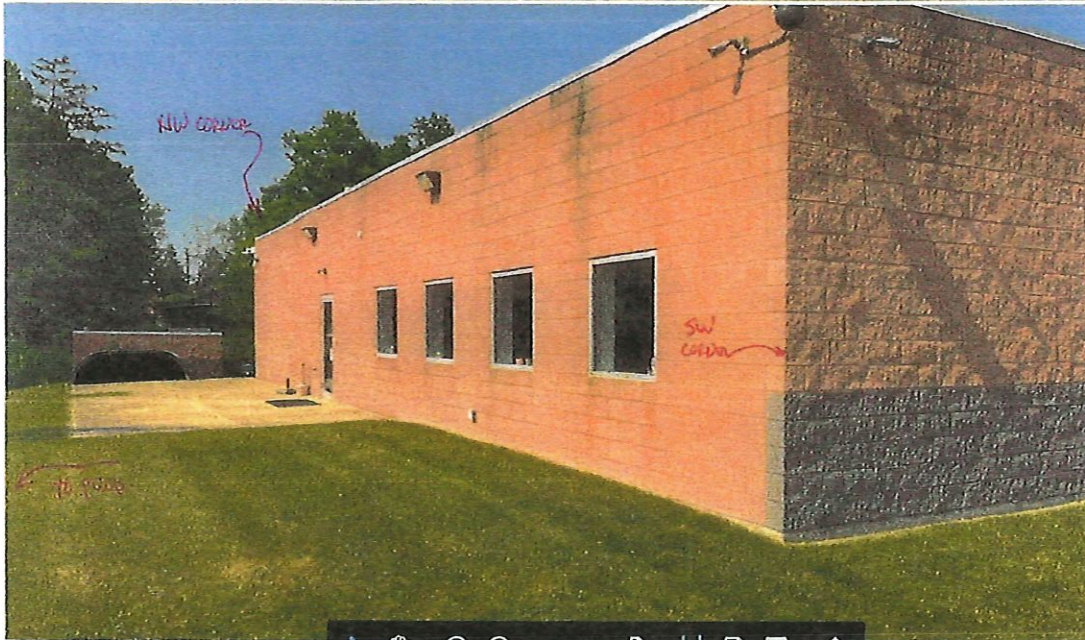


~~WESTERN~~  
NORTH ELEVATION AND  
PARKING LOT  
LOOKING WEST FROM  
YORK ROAD.





REAR ELEVATION  
W/ HILL SLOPING  
TO THE RIGHT TO  
THE POND.



REAR ELEVATION.



PARKING LOOKING  
UP TO YORK ROAD.  
SHOWING MOUND IN  
FRONT YARD



EXISTING CONDITIONS SURVEY

Situated in the City of North Royalton,  
County of Cuyahoga, State of Ohio,  
and known as being part of Original  
Royalton Township Section Number 9

PPN: 48306009

YORK BETA DRIVE - WIDTH VARIES

YORK DELTA DRIVE - 70'

SURVEY LEGEND

- 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- Mag Nail Set
- Drill Hole Set
- Monument Box Found & Described
- Iron Pin Found & Described
- Iron Pipe Found & Described
- Drill Hole Found & Described
- Mag Nail Found & Described
- Fnd. (F) - Found
- Usd. (U) - Used
- (P) - Plat
- Surv. (S) - Record Survey
- Rec. (R) - Record Deed
- R/W - Right of Way
- C/L - Centerline
- P/L - Property Line

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C2	2.18'	70.00'	1°46'57"	S1°25'25"E

TOPOGRAPHIC LEGEND

- Hydrant
- Water Valve
- Water Shutoff
- Water Meter Pit
- Well
- Roof Drain
- Storm Manhole
- Inlet Basin
- Catch Basin
- Yard Drain
- Light Pole
- Flood Light
- Sign
- Telephone Manhole
- Guy Wire
- Traffic Signal
- Utility Pole
- Signal Pole
- Soil Test Point
- Signal Box
- Sanitary Manhole
- Cleanout
- Gas Line Marker
- Gas Valve
- Gas Meter
- Gas Shutoff
- Gas Test Station
- Bollard
- Bench Mark
- Air Conditioning Unit
- Telephone Pedestal
- Transformer
- Cable Pedestal
- Electric Meter
- Electric Pull Box
- Mail Box
- Deciduous Tree
- Coniferous Tree
- Bush
- Underground Cable
- Underground Telephone

- Overhead Lines
- Underground Gas
- Underground Cable
- Underground Telephone

STORM SEWER STRUCTURES

- EX. CATCH BASIN  
GRATE=911.66'  
6"FL (NE)=908.22'  
12"FL (NW)=907.09'  
12"FL (E)=907.16'
- EX. INLET BASIN  
GRATE=915.10'  
12"FL (S)=911.47'
- EX. CATCH BASIN  
GRATE=915.02'  
8"FL (NE)=909.32'  
12"FL (W)=909.07'
- EX. CATCH BASIN  
GRATE=913.28'  
8"FL (SW)=910.01'
- EX. STORM MANHOLE  
RIM=919.69'
- EX. STORM MANHOLE  
RIM=920.32'
- EX. INLET BASIN  
RIM=919.69'
- EX. INLET BASIN  
RIM=918.29'
- EX. STORM MANHOLE  
RIM=919.15'
- EX. STORM MANHOLE  
RIM=919.15'

SANITARY SEWER STRUCTURES

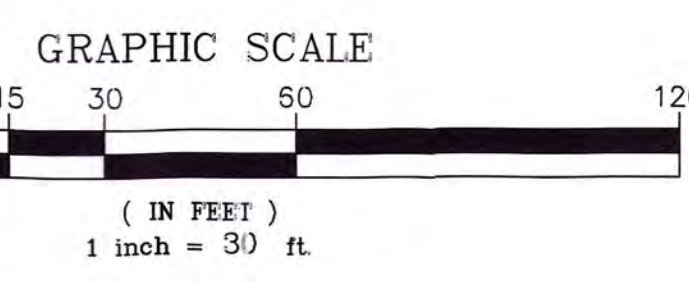
- EX. SANITARY MANHOLE  
RIM=919.85'  
12"FL (N)=907.95'  
12"FL (S)=907.65'
- EX. SANITARY MANHOLE  
RIM=919.51'  
12"FL (N)=906.33'  
12"FL (S)=906.33'  
8"FL (E)=907.91'  
8"FL (E)=911.93'
- EX. SANITARY MANHOLE  
RIM=920.52'  
12"FL (N)=905.42'  
12"FL (S)=905.42'

WALLINGS ROAD - 60'

YORK ROAD - 60'

YORK ALPHA DRIVE - 70'

Bench Mark  
Arrow on Top Flange  
of Hydrant.  
Elevation=922.39'



REFERENCES  
CUYAHOGA COUNTY RECORDER'S RECORDS  
DEEDS & PLATS AS SHOWN & LISTED.

- UTILITY NOTES:  
1. ALL UNDERGROUND UTILITY LINES HAVE BEEN SHOWN ON THE SURVEY FROM OBSERVED EVIDENCE IN THE FIELD AND UTILITY COMPANY MARKINGS (GAS). UTILITY MARKINGS OHIO 811 TICKET #A321901261-00A, AND DESIGN OHIO 811 TICKET #A321901263-00A, WERE SUBMITTED & REVIEWED. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- 2. SANITARY & STORM SEWER LINES ARE SHOWN PER FIELD LOCATIONS, UNLESS OTHERWISE NOTED. IF NOTED AS "PER RECORD", LINES ARE SHOWN FROM RECORD SITE PLANS FOR "FORM+FUNCTION CERTIFIED DENTAL LABORATORIES" BY KULCHYTSKY ARCHITECTS DATED 7/03/02. NO SEWER FIELD MARKINGS WERE OBSERVED DURING THE SURVEY.
- 3. WATER LINES ARE SHOWN FROM RECORD SITE PLANS FOR "FORM+FUNCTION CERTIFIED DENTAL LABORATORIES" BY KULCHYTSKY ARCHITECTS DATED 7/03/02 AND SUPPLEMENTED BY SURFACE APPURTENANCES LOCATED DURING THE SURVEY. NO WATER FIELD MARKINGS WERE OBSERVED DURING THE SURVEY.
- 4. GAS MAIN LINE IS SHOWN FROM FIELD MARKINGS ONLY. NO GAS SERVICE FIELD MARKINGS WERE OBSERVED DURING THE SURVEY.

Lewis Land Professionals, Inc.  
Civil Engineering & Surveying  
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
Phone: (330) 335-8232  
www.landproinc.com

DATE: AUGUST 2023  
SHEET 1 OF 1  
PROJ. No. 23-227 DRAWING NAME 23-227.dwg



## EX. STORM SEWER STRUCTURES

- ① EX. CATCH BASIN  
GRATE=911.66'  
6"FL.(NE)=908.22'  
12"FL.(NW)=907.09'  
12"FL.(E)=907.16'
- ② EX. INLET BASIN  
GRATE=915.10'  
12"FL.(S)=911.47'
- ③ EX. CATCH BASIN  
GRATE=915.02'  
8"FL.(NE)=909.32'  
12"FL.(W)=909.07'
- ④ EX. CATCH BASIN  
GRATE=913.28'  
8"FL.(SW)=910.01'
- ⑤ EX. STORM MANHOLE  
RIM=919.69'
- ⑥ EX. STORM MANHOLE  
RIM=920.32'
- ⑦ EX. INLET BASIN  
RIM=919.69'
- ⑧ EX. INLET BASIN  
RIM=918.29'
- ⑨ EX. STORM MANHOLE  
RIM=919.15'
- ⑩ EX. STORM MANHOLE  
RIM=919.15'

## PR. STORM SEWER STRUCTURES

- ① RELOCATE CB 1  
RIM=911.56'  
8"NE=908.12'  
12"E=907.06'  
12"NW=906.99'
- ② PR. STM CB  
RIM=912.75'  
8"NE=909.69'  
12"W=909.36'
- ③ PR. STM YARD INLET  
RIM=913.25'  
8"N/S=910.29'
- ④ PR. STM YARD INLET  
RIM=913.25'  
8"SE=911.09'

## SANITARY SEWER STRUCTURES

- ① EX. SANITARY MANHOLE  
RIM=919.85'  
12"FL.(N)=907.95'  
12"FL.(S)=907.65'
- ② EX. SANITARY MANHOLE  
RIM=919.51'  
12"FL.(N)=906.33'  
12"FL.(S)=906.33'  
8"FL.(E)=907.91'  
8"FL.(E)=911.93'
- ③ EX. SANITARY MANHOLE  
RIM=920.52'  
12"FL.(N)=905.42'  
12"FL.(S)=905.42'

## GRADING PLAN

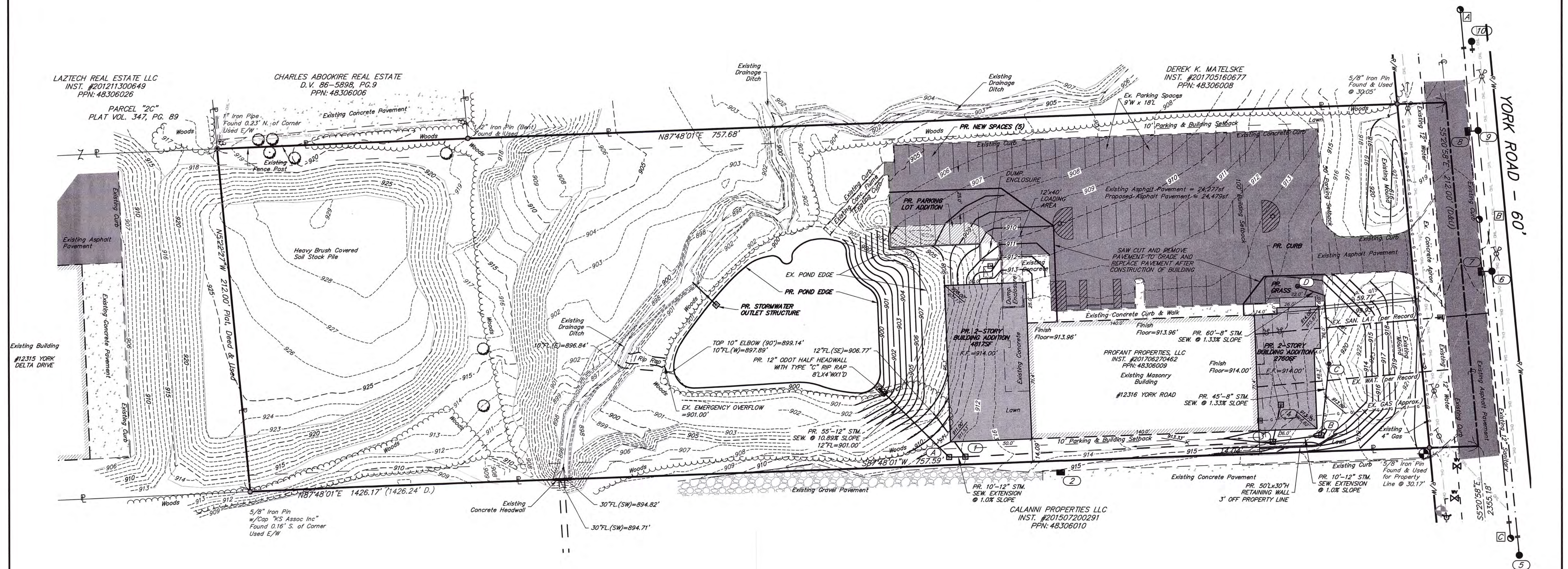
Situated in the City of North Royalton,  
County of Cuyahoga, State of Ohio,  
and known as being part of Original  
Royalton Township Section 9

PPN: 48306009

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

BENCHMARK:  
5/8" IRON PIN  
ELEV.=920.36'



— PLAN PREPARED BY —  
**LEWIS LAND PROFESSIONALS INC.**



CIVIL ENGINEERING LAND SURVEYING  
8691 WADSWORTH ROAD SUITE 100  
WADSWORTH, OH 44281 (330) 335-8232

PROJECT:

12316 YORK ROAD — PROFANT PROPERTIES LLC

TITLE:

GRADING PLAN



TWO WORKING DAYS  
BEFORE YOU DIG  
Call 1-800-362-2764  
TOLL FREE  
Outside Ohio 218-744-5191  
OHIO UTILITIES PROTECTION SERVICE

SCALES:

1" = 30'-0"  
DRAWING FILE:

23-227 Site Plan.dwg  
NPDES PERMIT NUMBER:

3GC14546

REVISION TABLE

NO.	DATE	DESCRIPTION	BY

DATE:

9/11/2023  
PROJECT NUMBER:

23-227  
SHEET NUMBER:

1 OF 7







