

**BUILDING & BUILDING CODES COMMITTEE MINUTES
JUNE 18, 2019**

The Building & Building Codes Committee meeting was held on June 18, 2019, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:27 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz;
Council: Gary Petrusky, Dan Langshaw, Paul Marnecheck, Cheryl Hannan; **Administration:** Mayor Robert Stefanik, Law Director Thomas Kelly, Fire Chief Robert Chegan, Safety Director Bruce Campbell; **Other:** Linda Barath, Jessica Fenos, Jeremy Dietrich, Anton Krieger, Mike Vos.

APPROVAL OF MINUTES

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **approve the May 21 2019 Building and Building Codes Committee minutes**. Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Green Development

Mr. Nickell read from an email provided by Mr. Jordan which states that the electrical upgrades should be completed in the next two weeks. The electrical pedestals were delivered this week and will be installed. They will do the regrading and seeding shortly.

2. Cemetery

Mr. Nickel read from an email provided by Mr. Jordan which states that the brick pillars are complete and the sign will be installed during the first week of July along with the fence and final grading. An architect has been hired to develop specs for the cold storage building repairs.

NEW BUSINESS

1. 1270.12 Yards for Accessory Building and Uses

Mr. Kasaris said that this came out of BZA. He said that they had a variance request for a detached accessory building. Because the house on the property was so small, the accessory itself could only be a percentage of how large the house is. But if it was a regular sized house, the applicant would never have needed to come in front of the BZA. In talking with the Law Department about this matter, we thought it would be a good idea to propose this amendment. Mr. Kelly said that Mrs. Vozar and Mr. Kulchytsky worked up this amendment for Council's consideration. The objective was to provide for larger accessory structures for properties that have larger lots. Lots of less than one acre are still subject to the standard restrictions. For lots containing one acre or more, the accessory structure shall not exceed 1,200 square feet rather than 800 square feet. He said that the objective of this amendment is to provide a reasonable expansion of the accessory use structures for those properties large enough to have them. Mr. Marnecheck asked how this impacts properties that under the current system needed to get a variance. Would they be able to upsize their structure because now it would be legal. Mr. Kelly said yes as long as they meet the criteria. Mr. Langshaw asked how often this issue comes up at BZA. Mr. Kasaris said that they don't see it that often, but when this came up with the large lot and small house, we realized that it made sense to address the issue. Mr. Nickell said that residents requesting accessory structures is quite common. Mr. Kasaris agreed.

Moved by Mr. Nickell, seconded by Mr. Kasaris to **recommend approval to Council for the preparation of legislation**. Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

ADJOURNMENT

Moved by Mr. Nickell, seconded by Mr. Kasaris to **adjourn the June 18, 2019 meeting**. Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:35 p.m.**