


June 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 COUNCIL AND CAUCUS 7:00 STORM WATER, STREETS AND UTILITIES 6:00	5 PLANNING COMMISSION 7:00 CAUCUS 6:45	6	7	8
9	10 CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)	11	12	13	14	15
16 <i>FATHER'S DAY</i> 	17	18 COUNCIL AND CAUCUS 7:00 B&BC, FINANCE AND SAFETY AND SPECIAL R&O 6:00	19 CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)	20 BZA 7:00 CAUCUS 6:45	21	22
23	24	25 RECREATION BOARD 6:00	26	27	28	29
30						

All meetings will be held at City Hall 14600 State Road, unless otherwise noted.

July 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 COUNCIL AND CAUCUS 7:00 STORM WATER, STREETS AND UTILITIES 6:00	3 PLANNING COMMISSION 7:00 CAUCUS 6:45	4 <i>JULY 4TH</i> 	5	6
7	8 CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)	9	10 PLANNING COMMISSION 7:00 CAUCUS 6:45	11	12	13
14	15	16 COUNCIL AND CAUCUS 7:00 B&BC, FINANCE AND SAFETY 6:00	17	18 BZA 7:00 CAUCUS 6:45	19	20
21	22	23	24	25	26	27
28	29	30 RECREATION BOARD 6:00	31			

All meetings will be held at City Hall 14600 State Road, unless otherwise noted.

**NORTH ROYALTON CITY COUNCIL
A G E N D A
JUNE 18, 2019**

7:00 p.m. Caucus

Council Meeting 7:00 p.m.



REGULAR ORDER OF BUSINESS

- 1. Call to Order.
- 2. Opening Ceremony (Pledge of Allegiance).
- 3. Roll Call.
- 4. Approval of Consent Agenda: Items listed under the Consent Agenda are considered routine. Each item will be read individually into the record and the Consent Agenda will then be enacted as a whole by one motion and one roll call. There will be no separate discussion of these items. If discussion by Council is desired on any Consent Agenda item, or if discussion is requested by the public on any legislative item on the Consent Agenda, that item will be removed from the Consent Agenda and considered in its normal sequence under the Regular Order of Business.
 - a. Approval of Minutes: June 4, 2019
 - b. Authorize the Mayor and Wastewater Supt. to advertise for bids for the Wastewater Filter Building Upgrade Project.
 - c. 90 day extension Tomaro Properties. Lot consolidation split.
 - d. 180 day extension Huntington Park Subdivision Phase 4. Final plan approval.
- 5. Communications.
- 6. Mayor's Report.
- 7. Department Head Reports.
- 8. President of Council's Report.
- 9. Committee Reports:

Building & Building Codes	John Nickell
Finance	Larry Antoskiewicz
Review & Oversight	Dan Kasaris
Safety	Dan Langshaw
Storm Water	Gary Petrusky
Streets	Cheryl Hannan
Utilities	Paul Marnecheck
- 10. Report from Council Representatives to regulatory or other boards:

Board of Zoning Appeals	Dan Kasaris
Planning Commission	Larry Antoskiewicz
Recreation Board	Paul Marnecheck
- 11. Public Discussion: Five minute maximum, on current agenda legislation only.
- 12. LEGISLATION

FIRST READING CONSIDERATION

- 1. **19-56** - AN ORDINANCE GRANTING A SIMILAR USE PERMIT TO TVM ENTERPRISES INC. DBA MONARCH RECOVERY TO OPERATE AN AUTOMOBILE REPOSSESSION BUSINESS AT 8700 AKINS ROAD, UNIT #6, PPN 483-30-003, GENERAL INDUSTRIAL ZONING, AND DECLARING AN EMERGENCY.
- 2. **19-57** - AN ORDINANCE GRANTING A SIMILAR USE PERMIT TO ZNZ TRUCKING, INC. TO OPERATE A TRUCK DISPATCHING BUSINESS AT 9621 YORK ALPHA DRIVE, UNT F, PPN 483-15-022, GENERAL INDUSTRIAL ZONING, AND DECLARING AN EMERGENCY.
- 13. Miscellaneous.
- 14. Adjournment.

AN ORDINANCE GRANTING A SIMILAR USE PERMIT TO TVM ENTERPRISES INC. DBA MONARCH RECOVERY TO OPERATE AN AUTOMOBILE REPOSSESSION BUSINESS AT 8700 AKINS ROAD, UNIT #6, PPN 483-30-003, GENERAL INDUSTRIAL ZONING, AND DECLARING AN EMERGENCY

WHEREAS: Tim Murdock of TVM Enterprises Inc., dba Monarch Recovery, on behalf of property owners Nick DeFazio and Mo Alrajabi of MNJ Properties, LLC, has submitted an application for a Similar Use Permit for an automobile repossession business at 8700 Akins Road, Unit #6, PPN 483-30-003, General Industrial zoning; and

WHEREAS: The Planning Commission recommended approval of this application at their meeting on June 5, 2019; and

WHEREAS: Pursuant to NRCO 1262.07 Council has the authority to approve or disapprove such applications; and

WHEREAS: Council desires to approve this application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Council hereby approves the application of Tim Murdock of TVM Enterprises Inc., dba Monarch Recovery, on behalf of property owners Nick DeFazio and Mo Alrajabi of MNJ Properties, LLC, for a Similar Use Permit for an automobile repossession business at 8700 Akins Road, Unit #6, PPN 483-30-003, General Industrial zoning.

Section 2. This Similar Use Permit is approved only for the uses stated herein.

Section 3. The Law Department shall prepare the Similar Use Permit which shall, at a minimum, include therein any conditions imposed by the Planning Commission or this Council in compliance with all provisions of the Planning and Zoning Code of the City of North Royalton.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that this Council desires to immediately approve this Similar Use Permit application.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PRESIDENT OF COUNCIL

APPROVED: _____

MAYOR

DATE PASSED: _____

DATE APPROVED: _____

ATTEST: _____

DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: dveverka@northroyalton.org

TO: Laura Haller, Director of Legislative Services

FROM: Diane Veverka, Secretary PC

DATE: June 10, 2019

RE: **Similar Use Determination – Monarch Recovery**

On June 5, 2019, the PC made a motion and a second to recommend to Council approval of a Similar Use as per C.O. 1262.08 (b) for TVM Enterprises Inc. doing business as Monarch Recovery to operate an automobile repossession company at 8700 Akins Rd., Unit #6 also known as PPN: 483-30-003 in General Industrial (GI) District zoning.

Roll call: Yeas: Five – Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari, Jessica Fenos, Gene Baxendale. Nays: None. Motion carried.

Thank you,

djv

cc: File



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

PC19-23

Phone: 440-582-3001

Email: dveverka@northroyalton.org

**CITY OF NORTH ROYALTON
PLANNING COMMISSION
PUBLIC HEARING
LEGAL NOTICE**

Pursuant to North Royalton Codified Ordinance, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a **Public Hearing** on Wednesday, **June 5, 2019** at **7:00 p.m. local time** in the Council Chambers at City Hall, 14600 State Road, upon the following subjects submitted for approval by the Planning Commission.

As required by North Royalton Codified Ordinance 1262.03(d), 1278.04(b), and 1262.08(b) Tim Murdock of TVM Enterprises Inc. doing business as **Monarch Recovery** is seeking approval of similar use to operate an automobile repossession company at **8700 Akins Rd., Unit #6** also known as PPN: 483-30-003 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, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Diane Veverka
Planning Commission Secretary
City of North Royalton, Ohio

PC19-23: 5-20-19

Fax: 440-582-3089



CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

8700 Akins Rd. Suite 6 North Royalton, OH 44133	TVM Enterprises Inc. DBA Monarch Recovery
Address	Occupant, Business or Tenant (if applicable)

483-30-003	General Industry Ward 5
Permanent Parcel Number	Zoning District and Ward

2. Property Owner:

Nick DeFazio & Mo Alrajabi

Name _____

8700 Akins Rd Suite 3

Address

North Royalton, OH 44133

City, State and Postal Code

MNJ Properties LLC

Name of Business (if applicable)

440-843-9500

Phone

Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Tim Murdock

Name _____

8700 Akins Rd, Suite 6

Address

North Royalton, OH 44133

City, State and Postal Code

TVM Enterprises Inc. DBA Monarch Recovery

Name of Business (if applicable)

440-341-4870

Phone

monarchrecovery@msn.com

Email (electronic mail)

For Office Use Only

5-14-19
Date Application Submitted

\$ 200.00
Application Fee

Discreet XXX8673

6-5-19
Meeting Date Assigned

PC 19-23
Identification Number Assigned

Application Fee Received By

Other Application Fee Information

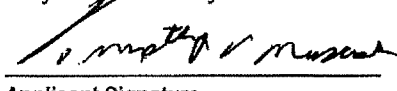
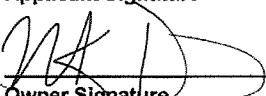
CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

seeking approval of similar
use to continue operation of
automobile repossession company

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.

	Timothy D. Murdock	5/14/19
Applicant Signature	Printed Name and Title	Date
	Nick DeFazio, Co-Owner	5.16.19
Owner Signature	Printed Name and Title	Date

will be
present at
PC mtg.



TVM Enterprises Inc., DBA Monarch Recovery was founded and incorporated December 13th, 1999. We are an S Corp and registered with the state of Ohio. The business started in Cleveland, Ohio at 1100 Brookpark Rd. Cleveland, OH 44109, before moving to Brunswick, Ohio on Industrial Parkway in 2000. In approximately 2004 Monarch Recovery relocated to the present location at 8700 Akins Rd. Suite 6. North Royalton, OH 44133, which at the time was owned by Joe Christ (A.J. Development, LTD). We have remained at this location until present, the property is now owned by MNJ Properties LLC (Precision Corporation).

Monarch Recovery is a vehicle repossession company which covers the entire state of Ohio and part of Michigan. Our office at 8700 Akins Rd. Suite 6 is Monarch Recovery's main office. We have a staff of seven office personnel, one lot manager, one flat bed driver, a skip tracer, and me. We have a total of 34 employees; all except for six are paid through North Royalton. We have no private contractors as all are W2 employees. The garage portion of our property is used by our company mechanic who repairs company owned vehicles. Monarch Recovery does not do any other towing other than repossessions. The repossessions are stored in our newly fenced in lot behind the building. These vehicles are transported off our location by transporters financial institutions hire. Most of these vehicles leave our location within three to ten days. Some vehicles are redeemed by customers, within the same time span. We make very little revenue from the storage of these vehicles as the financial institutions receive fifteen days of free storage.

We have security cameras inside and outside our property, padlocked gates, and a combination door to enter the office. Monarch Recovery only stores vehicles until the finance companies send someone to pick them up. We do not sell any vehicles or parts from any vehicle.

All repossessions must by law go to the auction; these auctions do not happen at our location, nor are we affiliated with them. We have been at this location for approximately 15 years and would like to stay here for at least 15 more years!

As stated before, we are not a salvage yard or junk yard. We are a very reputable repossession company that generates a good amount of tax revenue for the city of North Royalton.



Cuyahoga County, Ohio - Property Summary Report

Parcel: 483-30-003



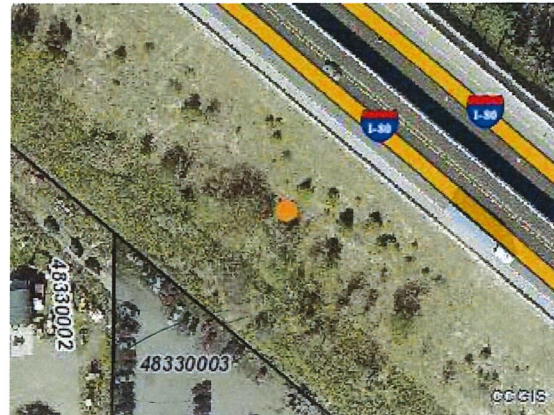
Owner MNJ PROPERTIES, LLC
Address 8700 AKINS RD
NORTH ROYALTON, OH. 44133
Land Use (3700) I - SMALL SHOPS
Legal Description 8 EP 1654.15FT E OF C/L YORK RD
Neighborhood Code 61109

SKETCH

Building 1

Commercial building sketches are not available.
Please contact us at ISC_Support_Center@cuyahoga.gov
or call (216) 443-8007.

MAP VIEW



BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	1	Usable Area	19,725	Condition	AVERAGE
Date Built	1980	Date Remodeled	1987	Exterior Walls	BR & BLK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	18	Heat Type	UNIT-HEAT	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	301		1.36	59,175
UND			0.85	37,092

VALUATION

	2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$117,300	\$0	\$0	\$0	\$41,060
Building Value	\$556,700	\$0	\$0	\$0	\$194,850
Total Value	\$674,000	\$0	\$0	\$0	\$235,910
Land Use	3700				SMALL SHOPS (MACHINE TOOL AND DIE ETC.)

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	25,000 SQUARE FEET	

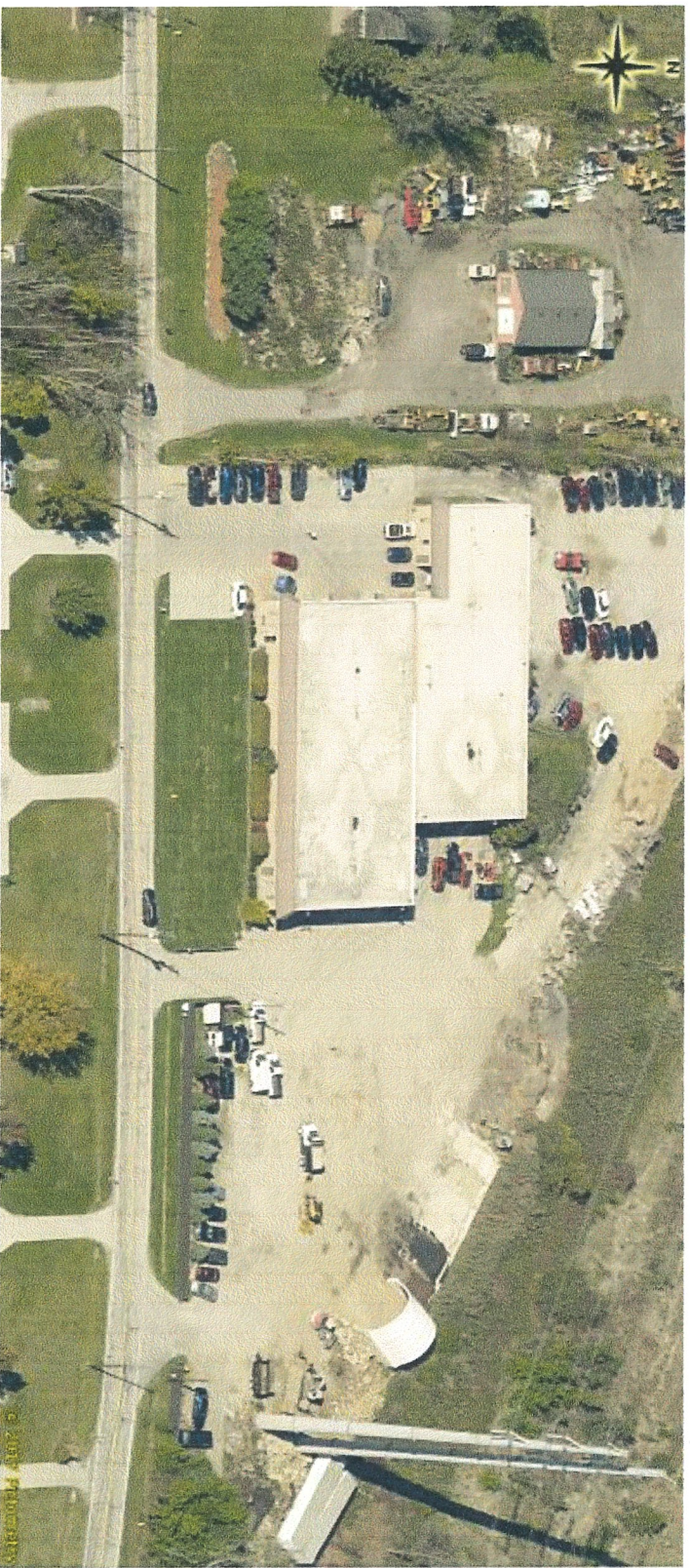
SALES

Date	Buyer	Seller	Price
12/7/2010	MNJ PROPERTIES, LLC	A.J. Development, Ltd	\$560,000
9/12/1997	A.J. Development, Ltd	Kresz, Rose.	\$500,000
7/11/1997	Kresz, Rose.	Kresz Joe	\$0
10/31/1977	Kresz Joe	Zaccardelli Gino	\$0
8/25/1976	Zaccardelli Gino	Kane George L & Ruth V	\$28,000
1/1/1975	Kane George L & Ruth V		\$0

Taxes

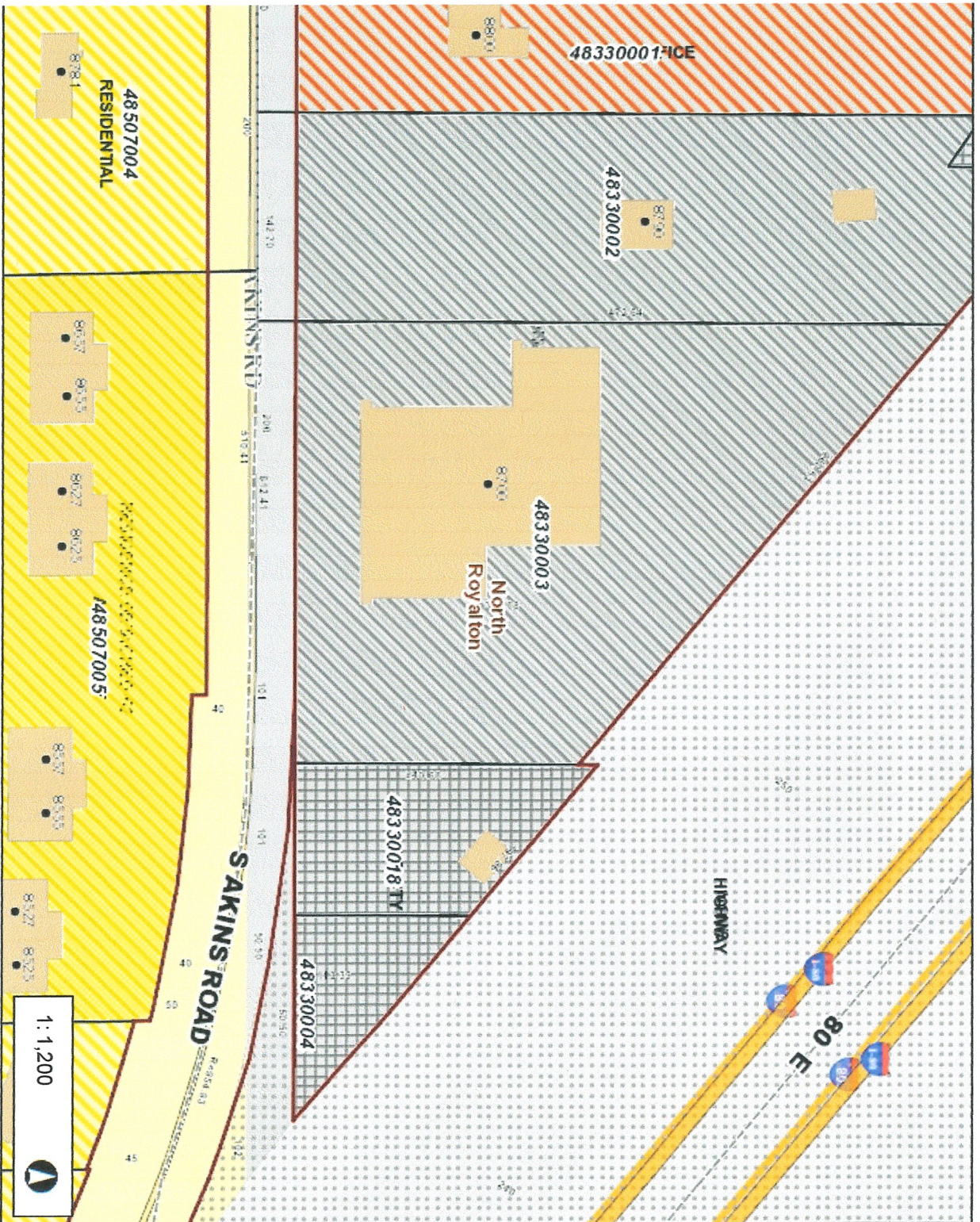
2018 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$17,549.64	\$8,774.82	\$8,774.82

Satellite





Cuyahoga County GIS Viewer



Date Created: 4/8/2019

Legend

- Cuyahoga County Facility
- Survey Monuments
- Pumping Station
- Treatment Plant
- Force or Pressurized Pipe
- CSI Manhole
- COMBINATION
- SANITARY
- CSI Pipe
- COMBINATION
- SANITARY
- Municipalities
- Point Parcels
- Air Parcels
- Right Of Way
- Platted Centerlines
- Parcels
- Buildings - 2016
- Land Use Types
- INDUSTRY
- LIGHT INDUSTRY
- UTILITY
- TRANSPORTATION
- GOVERNMENT
- OFFICE
- RETAIL
- APARTMENT
- RESIDENTIAL
- UNIVERSITY
- SCHOOL
- RELIGIOUS
- AGRICULTURE
- ACTIVE GREEN SPACE
- PASSIVE GREEN SPACE
- Zoning Types
- COMMERCIAL

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

SURVEY

MACKAY ENGINEERING & SURVEYING COMPANY

2017 Pearl Road, Cleveland Ohio 44134
440.546-6287 (201) 440-6287 Fax
Email: mackay@macsurvey.com
Internet: www.mackaysurvey.com

T97782

251286

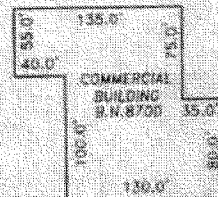
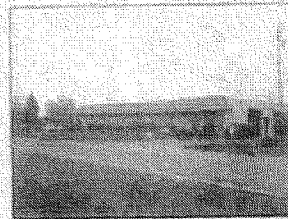
DATE: NOVEMBER 2, 2010 ADDRESS: 8700 SOUTH AKINS ROAD CITY: NORTH ROYALTON
TITLE COMPANY: U.S. TITLE AGENCY, INC. LENDER: PNC BANK
OWNER: MNI PROPERTIES, LLC SELLER: A.J. DEVELOPMENT, LTD. SCALE: 1"=150'
REMARKS: REPAIRS OR IMPROVEMENTS (EXIST. FEATURES): NONE APPARENT FIELD MEASUREMENTS: N/A



THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4753-08, OHIO ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4753-07, OHIO ADMINISTRATIVE CODE. THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING, OR OTHER PERMANENT IMPROVEMENTS. THIS IS A COPY OF AN ORIGINAL LOCATED AT MACKAY ENGINEERING & SURVEYING CO. NO CHANGES MAY BE MADE TO THIS COPY WITHOUT OUR WRITTEN PERMISSION.



Michael Mackay
MICHAEL MACKAY
2014 7344

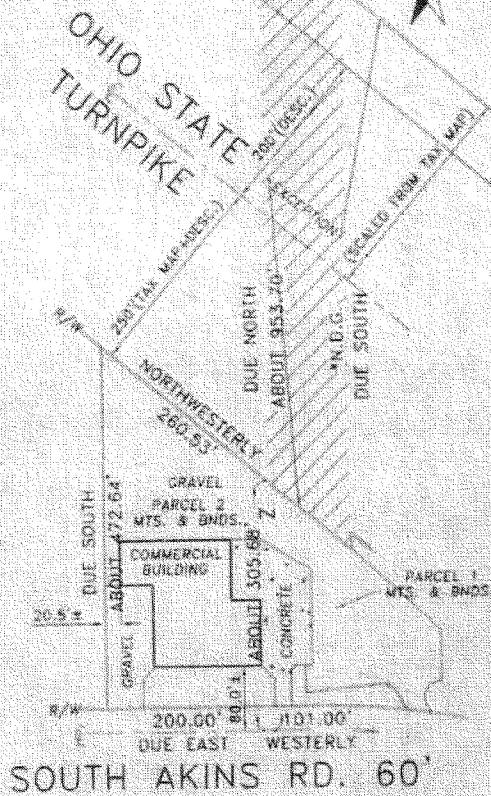


DETAIL SCALE: 1"=100'

NO DISTANCE GIVEN PER CUYAHOGA COUNTY RECORDS

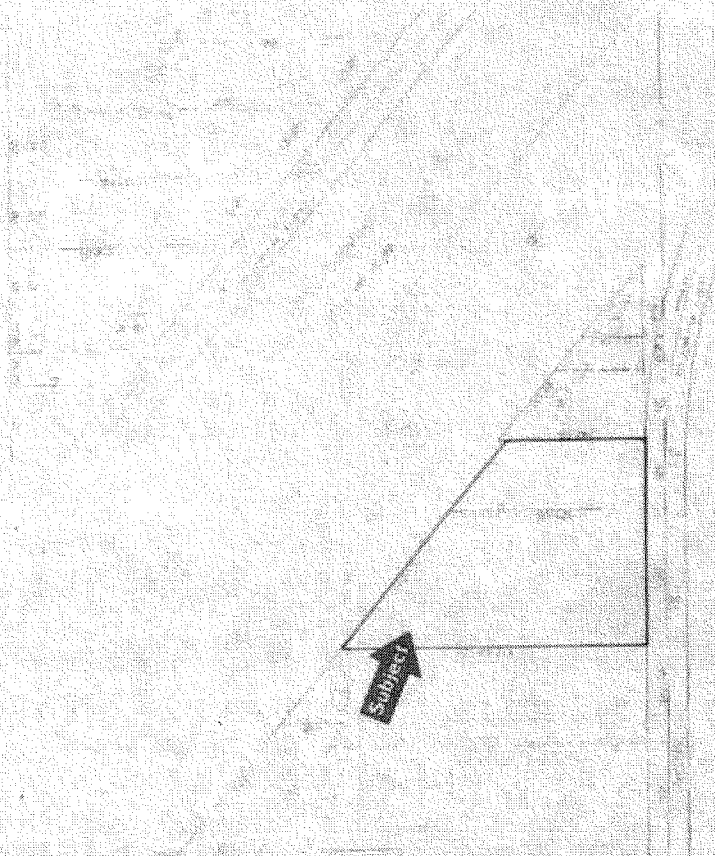
*N.D.G. = NO DISTANCE GIVEN PER CUYAHOGA COUNTY RECORDS

DEP. GRAY & LINDSAY, INC.
CHORDACH PROPERTY AND TITLE



SITE DESCRIPTION

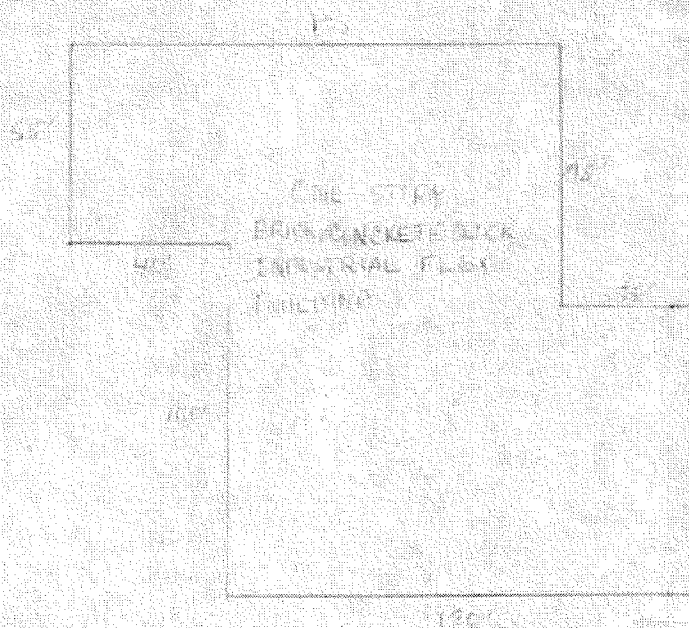
Tax Map



Size and Topography

The interior irregularly shaped interior site contains approximately 95.619 square feet, or 2.195 acres, net of roadway, based on measurements taken from the deed and the Cuyahoga County Auditor's GIS system. There are 301 front feet on the north side of South Akins Road. The east property line is approximately 192.7 feet in length, and the west property line has a depth of 442.64 feet. The property is level at the grade of South Akins Road, but it sits below the grade of the Ohio Turnpike which abuts the site to the north.

Foundation Sketch



Building Dimensions

$$55' \times 135' = 7,425\text{SF}$$

$$20' \times 95' = 1,900\text{SF}$$

$$80' \times 130' = \underline{10,400\text{SF}}$$

Gross Building Area 19,725SF

Gross building area totals 19,725 square feet.

Office	Unit # 6 4,850 SF (1,350 office)
Office	Unit # 5 4,500 SF (375 sf office)

Unit # 5
4,500 SF
(375 sf office)

Office

19,725 SF total

Unit #4A
1,900 SF

Unit # 3
2,600 SF
(560 sf off)

Office

Unit # 2
2,600 SF
(670 sf office)

Unit # 1
2,600 SF
(575 sf office)

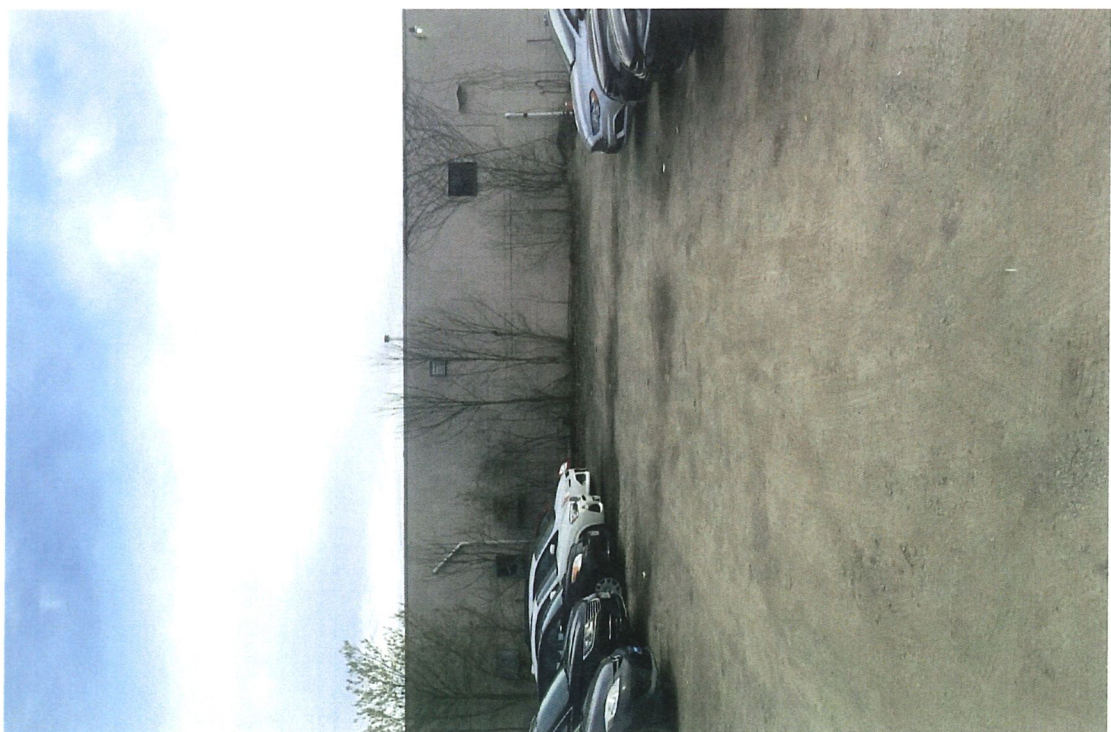
Office



Gate to back lot facing south



back lot west side facing north



back lot facing south



back lot facing south



camera's back lot facing east + west

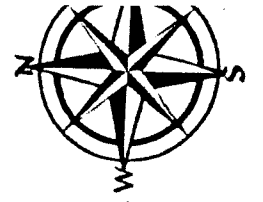


camera down side drive



camera back lot facing west

Ohio Turnpike



6' Fence
w/ barbed wire

Monarch
50 car
capacity

6' fence
w/ barbed
wire

Precision

double
gate

Gate

Camera

cameras

Monarch

* camera

Exhibit A

overhead
man
door

* camera

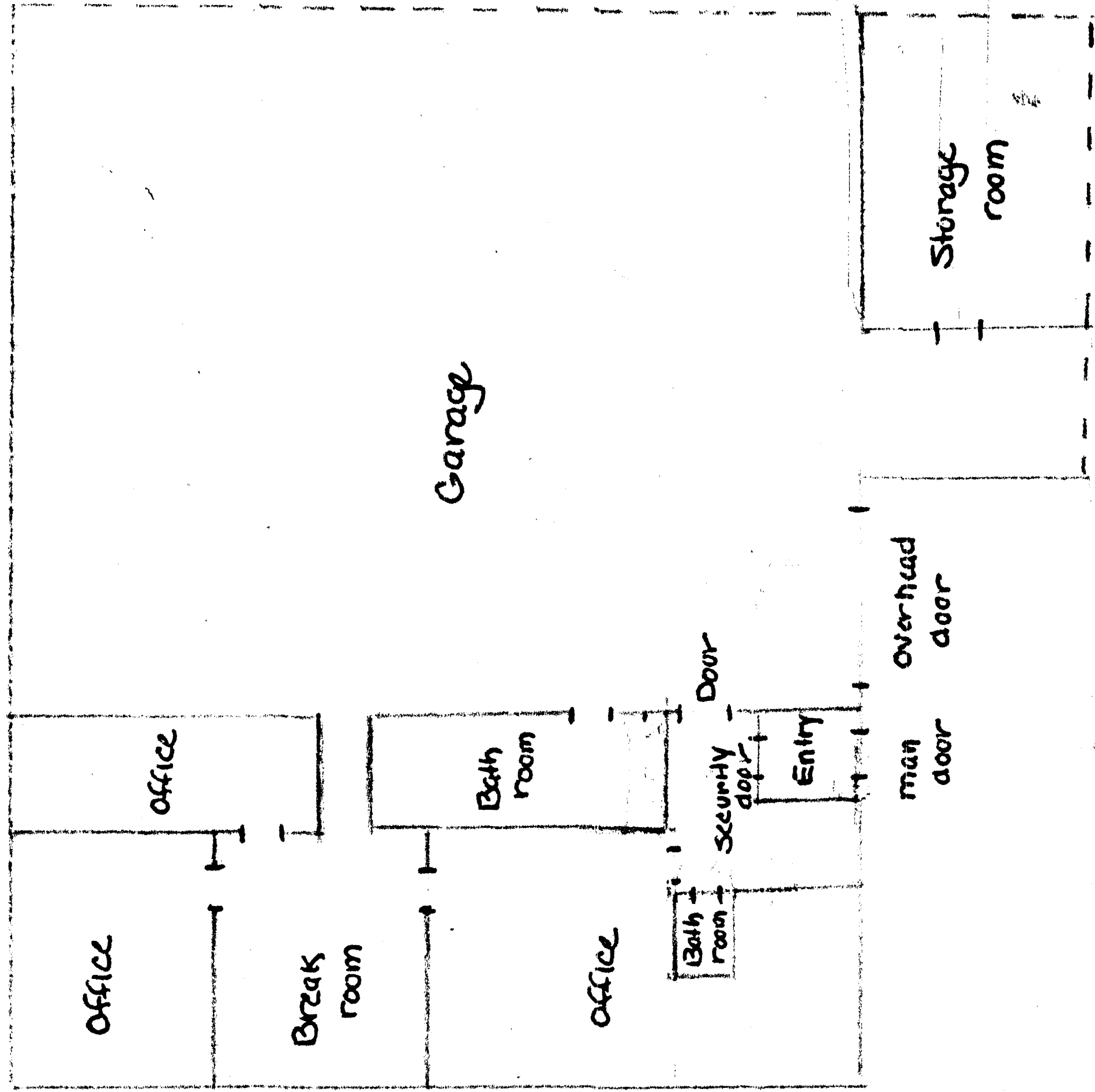
Precision

Parking

Precision
parking

S Akins Rd.

Exhibit A



**June 5, 2019 PC Meeting notes –
Stipulations placed on applicant**

Monarch Recovery:

1. All repossessed vehicles shall be located behind the building.
2. Limit the number of repossessed vehicles in the back lot to 50.
3. Parking in front of the security gate and along the building shall be for employees and visitor's vehicles only.
4. Unloading of vehicles shall occur only in the back lot or adjacent to the employee/visitor parking
5. No vehicles shall be loaded or unloaded in the public row or in front of the building.

ORDINANCE NO. 19-57

INTRODUCED BY: Antoskiewicz

AN ORDINANCE GRANTING A SIMILAR USE PERMIT TO ZNZ TRUCKING, INC. TO OPERATE A TRUCK DISPATCHING BUSINESS AT 9621 YORK ALPHA DRIVE, UNIT F, PPN 483-15-022, GENERAL INDUSTRIAL ZONING, AND DECLARING AN EMERGENCY

WHEREAS: Zoran Cupac of ZNZ Trucking Inc., on behalf of property owner Ron White of White Machine, has submitted an application for a Similar Use Permit for a truck dispatching business at 9621 York Alpha Drive, Unit F, PPN 483-15-022, General Industrial zoning; and

WHEREAS: The Planning Commission recommended approval of this application at their meeting on June 5, 2019; and

WHEREAS: Pursuant to NRCO 1262.07 Council has the authority to approve or disapprove such applications;
and

WHEREAS: Council desires to approve this application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Council hereby approves the application of Zoran Cupac of ZNZ Trucking Inc., on behalf of property owner Ron White of White Machine, for a Similar Use Permit for a truck dispatching business at 9621 York Alpha Drive, Unit F, PPN 483-15-022, General Industrial zoning.

Section 2. This Similar Use Permit is approved only for the uses stated herein.

Section 3. The Law Department shall prepare the Similar Use Permit which shall, at a minimum, include therein any conditions imposed by the Planning Commission or this Council in compliance with all provisions of the Planning and Zoning Code of the City of North Royalton.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that this Council desires to immediately approve this Similar Use Permit application.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PRESIDENT OF COUNCIL

APPROVED: _____
MAYOR

DATE PASSED: _____ DATE APPROVED: _____

ATTEST: _____
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: dveverka@northroyalton.org

TO: Laura Haller, Director of Legislative Services

FROM: Diane Veverka, Secretary PC

DATE: June 10, 2019

RE: **Similar Use Determination – ZNZ Trucking Inc.**

On June 5, 2019, the PC made a motion and a second to recommend to Council approval of a Similar Use as per C.O. 1262.08 (b) for ZNZ Trucking Inc. on behalf of property owner 9621 York Alpha, LLC to operate a truck dispatching company at 9621 York Alpha Dr., Unit F also known as PPN: 483-15-022 in General Industrial (GI) District zoning.

Roll call: Yeas: Four – Jessica Fenos, Larry Antoskiewicz, Mayor Stefanik, Gene Baxendale. Nays: One – Frank Castrovillari. Motion carried.

Thank you,

djv

cc: File



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

PC19-22

Phone: 440-582-3001

Email: dveverka@northroyalton.org

CITY OF NORTH ROYALTON PLANNING COMMISSION PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a **Public Hearing** on Wednesday, **June 5, 2019** at **7:00 p.m. local time** in the Council Chambers at City Hall, 14600 State Road, upon the following subjects submitted for approval by the Planning Commission.

As required by North Royalton Codified Ordinance 1262.03(d), 1278.04(b), and 1262.08(b) **Zoran Cupac of ZNZ Trucking Inc.** on behalf of property owner 9621 York Alpha, LLC is seeking approval of similar use to operate a truck dispatching company at **9621 York Alpha Dr., Unit F** also known as PPN: 483-15-022 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, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Diane Veverka
Planning Commission Secretary
City of North Royalton, Ohio

PC19-22: 5-20-19



City of North Royalton

Mayor Robert A. Stefanik
Community Development, Building Division
Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Fax: 440-582-3089

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

9621 York Alpha Dr Unit F North Royalton 44133
Address Occupant
Occupant, Business or Tenant (if applicable)
483-15-022
Permanent Parcel Number G.I. Ward 3
Zoning District and Ward

2. Property Owner:

Ron White
Name White Machine
Name of Business (if applicable)
9621 York Alpha Dr Unit B
Address 216-496-2739
Phone
North Royalton OH 44133
City, State and Postal Code
Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Zoran Cupac
Name ZNZ Trucking Inc
Name of Business (if applicable)
9925 Royalton Rd ste F
Address 855-285-4251
Phone
North Royalton OH, 44133
City, State and Postal Code znztrucking@gmail.com
Email (electronic mail)

For Office Use Only

4-29-19
Date Application Submitted June 5, 2019
Meeting Date Assigned
\$200.00
Application Fee PC19-22
Identification Number Assigned
Mastercard xxx 9881
Payment Information (date, check number, cash, etc.) [Signature]
Application Fee Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

ZNZ Trucking is a trucking company with three company owned trucks and thirteen sub contractors.

We only park our company trucks temporarily in our yard while an open position is available for hire.

All of our drivers live and park out of state. Traffic to our yard is not common since we only provide
dispatch services to our drivers.

THERE IS NOT GOING TO BE MORE THAN SIX
TRAILERS AT THE TIME ON THE YARD.

Seeking - Similar Use Permit

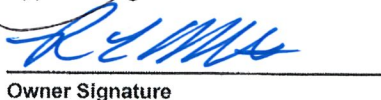
The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

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

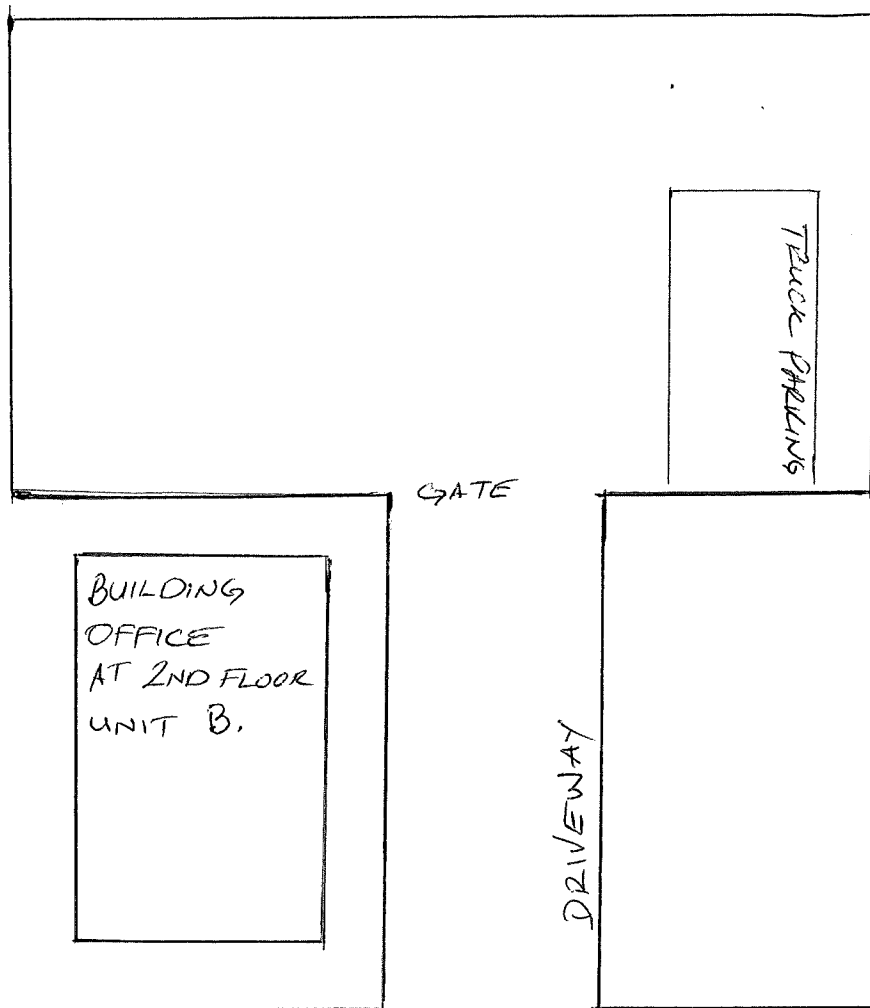
Zoran Cupac President
Printed Name and Title

04/26/2019
Date


Owner Signature

RON L. WHITE GENERAL
MANAGER
Printed Name and Title

4/26/19
Date



YORK ALPHA DR.



Cuyahoga County, Ohio - Property Summary Report

Parcel: 483-15-022



Owner 9621 YORK ALPHA, LLC
Address 9621 YORK ALPHA DR
NORTH ROYALTON, OH. 44133
Land Use (3700) I - SMALL SHOPS
Legal Description 8
Neighborhood Code 61109

SKETCH

Building 1
Commercial building sketches are not available. Please contact us at ISC_Support_Center@cuyahoga.gov or call (216) 443-8007.
Building 2
Commercial building sketches are not available. Please contact us at ISC_Support_Center@cuyahoga.gov or call (216) 443-8007.
Building 3
Commercial building sketches are not available. Please contact us at ISC_Support_Center@cuyahoga.gov or call (216) 443-8007.

MAP VIEW



BUILDING INFORMATION

Building ID	1	Construction Class	CLASS S	Basement Type	SLAB
Total Story Height	1	Usable Area	5,920	Condition	GOOD
Date Built	1975	Date Remodeled		Exterior Walls	BR & MTL
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	METAL
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	22	Heat Type	UNIT-HEAT	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS S	Basement Type	SLAB
Total Story Height	1	Usable Area	2,880	Condition	GOOD
Date Built	1978	Date Remodeled		Exterior Walls	ENL STEEL
Framing	FIRE RESISTANT	Roof Type	GABLE	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	14	Heat Type	UNIT-HEAT	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	
Building ID	3	Construction Class	CLASS S	Basement Type	SLAB
Total Story Height	1	Usable Area	4,000	Condition	GOOD
Date Built	1975	Date Remodeled		Exterior Walls	BR & MTL
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	11	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	197		1	156,816
SEC			2.6	113,256

VALUATION

2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$164,000	\$0	\$0	\$57,400
Building Value	\$433,000	\$0	\$0	\$151,550
Total Value	\$597,000	\$0	\$0	\$208,950
Land Use	3700			SMALL SHOPS (MACHINE TOOL AND DIE ETC.)

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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IMPROVEMENTS

Type	Description	Size	Height Depth
170	UTILITY BLDG-RES TYP	180 SQUARE FEET	
050	FENCE	310 LINEAR FEET	6

SALES

Date	Buyer	Seller	Price
9/1/2006	9621 YORK ALPHA, LLC	York Alpha Properties, Inc.	\$665,000
1/26/2000	York Alpha Properties, Inc.	Mraz, Jerome	\$575,000
12/1/1998	Mraz, Jerome	Alexand-Snyder Co	\$450,000

Information included on this report is believed to be accurate, but is not guaranteed. The County is not liable for errors or omissions.

**June 5, 2019 PC Meeting Notes –
Stipulations placed on applicant**

ZNZ Trucking Inc.

1. Limit vehicles to 3 trucks and 6 trailers.
2. Spaces for the 9 vehicles shall be clearly designated with permanent numbered signage
3. Dress the truck parking area with stone.
4. Fill all depressions in the existing gravel lot with additional stone.