

**BUILDING & BUILDING CODES COMMITTEE MINUTES
OCTOBER 20, 2020**

The Building & Building Codes Committee meeting was held on October 20, 2020, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:01 p.m.

PRESENT: Committee Members: Chair Linda Barath, Vice Chair Jessica Fenos, Joanne Krejci **Council:** Paul Marnecheck, Vincent Weimer, Jeremy Dietrich, Mike Vos; **Administration:** Mayor Larry Antoskiewicz, Law Director Thomas Kelly, Fire Chief Robert Chegan, Police Chief Ken Bilinovich, Economic Development Director Tom Jordan, Finance Director Eric Dean **Other:** Bill and Diane Matronicholas

APPROVAL OF MINUTES

Moved by Ms. Barath, seconded by Ms. Krejci to **approve the minutes for the September 15, 2020 Building and Building Code Committee meeting.** Yeas: 3. Nays: 0. **Motion carried.**

Mayor states that Mr. Jordan is running late to the meeting.

MOTION TO RECESS THE B&BC MEETING

Moved by Ms. Barath, seconded by Ms. Fenos to recess the October 20, 2020 B&BC Committee meeting, Yeas: 3. Nays: 0. **Motion carried.**

The meeting was recessed at 6:04 p.m.

The meeting was reconvened at 6:32 p.m.

UNFINISHED BUSINESS

1. Cemetery

Mr. Jordan states it is finished. There is a punch list out to the contractor, we encountered one issue with some bricks in the interior barrel vault. The receiving vault - if you look at it, the doors were reinstalled, the contractor demobilized. There were a couple of punch list items, the significant one was the brick issue, we are working on that.

2. Food Truck

Ms. Barath states I want to start this by saying that this was a discussion about drafting legislation on food trucks. The legislation that was provided was under the special event permit. I do not believe that we want to have food trucks rolling into town and parking on 82, I think we want to have something in writing that manages that situation.

Diane Matronicholas, 3680 Edgerton Road, Owners of 3 Spot on Ridge Road

Ms. Matronicholas states when this topic came up some time ago, I felt a little indifferent, but had some time to think about it, and I am curious as to why during a pandemic when we are less than 50% operating have to basically close at 11:00 p.m. because of the 10:00 p.m. last call and we are talking about bringing food trucks into North Royalton. What is your vision for food trucks as it pertains to North Royalton? What benefit does it bring to North Royalton businesses or to the City? What is the concept? My husband and I were talking about it, and I know where this is stemming from, we are all about helping our neighbors and other businesses we have. We have loaned product to other business that have called that need product; we have done that, but we are strategic about it, and we do it with caution. I have to say within this industry, the kitchen is probably the most difficult by far in that operating a kitchen is the most expensive, most waste, it is the hardest to staff, you have to maintain standards every day set by the City, the County and the State, the Board of Health and

for Liquor Control. We joked and said yes it would be nice to have a business and not sell food, and maybe we should get a food truck and close our kitchen, not likely to happen but it is something we talked about because the kitchen is really difficult. How easy would it be to have someone else come and sell food in our parking lot or in a neighborly parking lot, or can we get 3 Spot Food Truck and sell food, and just sell stuff inside. Those are thoughts that crossed our mind. But, with that being said, here are the questions that we have for you guys. Do you know if our sales and our foot traffic will be affected? No, but it depends on what your vision is, and where these trucks will be allowed to park. Will they be allowed to be across the City Green? Would food trucks be allowed at gas stations? And random locations? What are the guidelines? How many trucks are allowed at one time? Could this potentially turn into a new business role model for people coming in here that want to start a business, but don't want to open kitchens? If there is an abandon place, we will just get a beer license and we will have good trucks, is that a business model we want? Will lunch wagons be allowed or do they now go down Industrial Parkway? I cannot speak for Divots and Moms, but I know we get business from that Industrial Parkway and will this affect their lunch, if these wagons they are allowed to go sell lunches? These are just questions that we have been thinking about. Here is one that is a concern to us as well, we get a lot of foot traffic and business from the stadium. If we opened up that avenue to allow food trucks would that impact our business, I would think maybe, but I don't know. Are there any trucks in North Royalton or businesses right now that have their own food trucks? I don't want to not help another business, quite frankly what they do over there, it is not affecting me, our concern is what could this potentially open up to and could it affect other businesses? Especially businesses that have been here a long time that have been selling food and drink to the residents. Perhaps you do have a vision and maybe some of your vision would answer some of these questions and dispel some of our concerns.

Ms. Barath states let me address that while you are up here. I think the vision is to put this on paper that is why I mentioned it is a special event situation. Right now, there is nothing. I think theoretically, I am going to let Tom correct me, anybody can pull a food truck in on a weekend, and you wouldn't know any different unless a resident complained about it. I think it is safer to have that on paper. The things that we were looking at when Councilwoman Krejci and I sat down, we did limit the number of times you could have it a month, I think we came up with 2. Two times a month, for an eight-month period. We wanted to limit that, so you didn't have that concern like you said. We went down to no alcohol; you cannot sell alcohol.

Ms. Krejci states one of the things is that the idea behind what we are trying to do is to put parameters around something that we don't feel really has any right now. The plan is not to be allowing food trucks of any kind to come into the City anywhere they want, whenever they want. The plan would be it has to be somebody, or a business in the City requesting that. There is nothing in writing. Councilwoman Barath and I talked about a bank opening and what to do a special event for their employees and new customers. Allowing things like that and putting parameters around it. I know you and I spoke and it is a legitimate concern. We are not looking at having food trucks drive through Industrial Parkway during the lunch hour because we know you, Divots and Moms Deli have business from those people coming from lunch. It was more about putting parameters around something that we felt doesn't have anything. It would allow some control over it, but would also allow the ability to do a little bit of it within certain parameters.

Ms. Matronicholas states there has to be some parameter because of Home Days?

Mr. Dietrich states no, there is nothing written, we looked it up. So that is the problem.

Mr. Jordan states currently, the food trucks are allowed under a special event permit that is issued by the Mayor's office which is just an administrative function. In the code, there is no provision currently for the operation of food trucks. The community festival, they submit a plan, they apply for that special event permit, the day after the event ends every year. They are all lined up with the electrical, they pull out insurance, the money goes to the Chamber of Commerce. Under the special event permit there is a limitation about what people can operate on. Under the current code, no one can open up a business on a vacant lot without a specified purpose on approval from the Planning Commission. Under the code you cannot open up a business without pulling a certificate of occupancy for that and state your main purpose. We will deny it because it

lacks sanitation, lacks proper building permits. The absence of it does prevent it, it is just purely administrative currently. There is a draft chapter that will be added to the zoning code that was amended with some input from Council. Under no circumstances did we ever envision when Diane asked about vision would be allow food truck in the right away. The only place they can go is on public property or private property. The public property we control and we did operate under the special event permit process. What we are really talking about here now is allowing it on private commercial property and what regulations would they operate under and expanding it for that use. At this time, I want to reiterate that during COVID-19 we dropped this issue some months ago, it was asked to be placed on the agenda for further discussion.

3. Electric Vehicle Charging Station Grant

Mr. Jordan states the grant has been submitted to the EPA and we are waiting for a response. We did spend some money examining some of the alternative sites when there is another opportunity for a grant to build one of these, we have that information so that we can move on it. We examined six sites and looked at their electrical power situation, and what the costs were. A certified electrical engineer looked at each of the sites and came up with estimates of what it would cost to power up each of these locations. When you apply for these grants, they want a certified electrician estimates as part of the grant application.

4. Economic Development

Mr. Dietrich states we talked about applying for a grant for the Industrial Parkway along the turnpike, did you apply for that grant?

Mr. Jordan states there are a couple of steps that we are going through. It is called the OSIP grant, I did have a preliminary conversation, that we were eligible, we are contacting the private landowner especially the one with the main sewer on it. I met with one today, that is a large landowner, but the second landowner is on vacation. I am going to talk to them first before we proceed. I will caution Council, when people hear a sewer extension, they hear assessment. What we are doing first is trying to see if we can find grant money for the extension to avoid or lessen the assessment. The landowners over, the beneficiary, the one that has the sewer going through it currently, we need to talk to them about their development plans are.

On Albion and York, I had hoped to have the traffic engineering study with specific recommendations on it. I spoke with NOACA over the last week, they have been in contact with our traffic unit, they have done the software modeling based on the traffic counts for that intersection. I think what they are going to recommend is a left turn light that will allow traffic to bring down the queuing that occurs there. There is one hitch in why they did not make a final recommendation in writing. It was apparently the City being in the process of upgrading the traffic signals in the City. When we contacted the vendor, they were already looking into recommending to go to a more electronic model that will change the specific recommendation. There will probably be a new light and will probably have an arrow on it, and there will be a new control box that regulates; that will probably be tens of thousands of dollars to implement that recommendation. The timing of the lights, etc. and the exact model number will be contained in this report that will be coming shortly.

NEW BUSINESS

1. 2020 City Wide Master Plan Update/ Master Plan Memorial Park

Mr. Jordan states the Master Plan update for the entire City is required by Charter. An RFQ has been issued for my office, we expect the responses in mid-November, and we will talk to Council about what the responses are. We did ask that one of the features that are in the RFQ that we ask the planners to take a special look at is the TCD District. There are five subzones in our district, it was crafted in 2004 before I was here. It envisioned a large-scale open-air retail mall. City Hall, Recreation Center and the Stadium would be located there. All of those have since been done elsewhere. Also, eminent domain was an allowable use for economic development. That is no longer the case, and retail has changed dramatically since the recession, let alone

with online retailing and the market has changed. One portion of the Code that calls for 100 acres minimum to develop a site which is not realistic any longer. That zoning code section for TCD has to get looked at. What the Master Plan process does is invites stakeholders to participate directly in a committee usually by directly representing them. Also, members of the community, do it in a public forum, bring out and discuss some of these issues for their input. That is what the Master Planning process is; a guided process to arrive and examine issues within the Master Plan. The Administration will select the vendor. Just so you know, the Master Plan advisory committee is a typical good practice that you do as far as a Master Plan, it is not required. We are required to update the Master Plan, and submit it Council and the Planning Commission for their review in a certain time frame. I am inviting Council at this point; we are doing a study of Memorial Park. The studies are meant in many ways and is a Charter required study. The Master Plan for the Park and TLCI approved and authorized us to submit some grants relative to sidewalks and infrastructure. The idea is that a lot of the State, County and Regional bodies want you to have a study done that shows that the public had input in the plan and that you have seriously taken a look at the issues involved. When they give you money, you can represent that it is pursuant to a study. You score better when you have a study that has been performed. It is not a bad practice. During COVID-19 it is going to be a little hard to do the Master Plan, and this other study because of the limitations on public input, but we will inventive as best as we can. On Memorial Park, the Mayor wants the publics input and Council's input. The consultant that we hire will be drafting and inviting some input in the study, asking people about what do you most at the park, what would you like to see there that isn't there, what can be improved there; essentially those three areas. We will share that with Council, we invite you and your constituents. In regard to the TLCI study, there is another aspect that will deal with zoning issues with special emphasis on the Town Center District. We also applied for some physical TLCI grant, we have done a study about 4-5 years old and annually have applied for implementing more of the sidewalk program. A new area that we are looking at through NOACA is asking them to look at the physical nature of the Town Center District. The Master Plan will get into zoning and planning issues relative to the Town Center District and all of the City, but the physical nature; the crosswalks, sidewalks, various things that make a Town Center feel like something special is going on, we have applied for money in the Town Center District study on the physical nature of it. Do you want specials poles, special crosswalks, etc. The study will make us eligible for funding to implement some of those recommendations, that study has also been submitted. There will be a fair amount of planning work to be done in the near future, and Council is invited to participate. The interview for the application is next week, the NOACA Board meets four times a year. The first one is in January; I will not be ready for that one. The application will probably be approved at the March meeting. It depends on how many people apply. The zoning part with the Master Plan is going forward. We have to get the money for the other one.

Mr. Marnecheck states I have a question on the West 130th and York, Issue 1 project, is Strongsville involved in this potentially?

Mayor states Strongsville already has their line, this has to do with the people on our side. Strongsville did not project about 5 or 7 years ago when they put their storm line in. The Health Department is requiring our residents to tap into that line. With this Issue 1 coming up, we are going to try to apply and get funding to try to help that situation.

ADJOURNMENT

Moved by Ms. Barath, seconded by Ms. Fenos **to adjourn the October 20, 2020 meeting.** Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 7:42 p.m.