

**BUILDING & BUILDING CODES COMMITTEE MINUTES
NOVEMBER 17, 2020**

The Building & Building Codes Committee meeting was held on November 17, 2020, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 8:07 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:** Dan Langshaw, Michael McDonald, Dawn Carbone-McDonald

APPROVAL OF MINUTES

Moved by Ms. Barath, seconded by Ms. Krejci to **approve the minutes for the October 20, 2020 Building and Building Code Committee meeting.** Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. **Cemetery**

Mr. Jordan states the receiving vault is complete. The 150-year-old door lock needs to be replaced, and there is not a lot of them around.

Remove from Agenda

2. **Food Truck**

Mr. Jordan states I don't have anything further. We are obviously setting in for winter.

Ms. Barath states we have been reviewing some legislation about it, I shared it with Council. I have not had a chance to share it with anybody else. We turned it into an event permit, that would be issued by the Building Department, and there are some limitations on the number of days. We don't allow selling alcohol. It has to be 50 feet away from residential property. We also put in limitation of distance from an existing standing food location. I wonder if Council has had a chance to look at it, and if there is any discussion they want to have.

Mr. Weimer states I haven't had a chance to give it an initial cursor review, but it is moving in a good direction. I think it needs a little bit more back and forth from all of us to finish it up, I think it is a major step forward.

Mr. Dietrich states maybe consider adding a couple of days, as it is written, it shall be limited to 3 days every calendar month. The business itself is limited to 6 special event permits every calendar year which would not give them every weekend, maybe consider 8, that would be my only suggestion. 8 total special event permits.

Ms. Barath states I will send it to the Mayor, he didn't get a copy, and then we can talk about it in January.

Chief Chegan states I just want to make sure that we get an opportunity to look at it before, if you were to vote on it because it does affect the operations of our fire prevention which it not at full strength where we used to be, and it would affect how we would operate. I also had my inspector put a list of recommendations together that I will email you, that had some of the cities like Columbus, Cleveland and Lakewood. We want to make sure that the NFP Checklist that we would use we would put that in proper form for the inspection process.

3. **Electric Vehicle Charging Station Grant**

Mr. Jordan states the grant has been submitted, I have not heard back from the EPA.

4. **Economic Development**

Mr. Jordan states there are a few points that I want to go over with Council. We are waiting for a second CARES ACT package, the cities job relative to that is historically is that all of our businesses take advantage of the CARES ACT. We make sure we contact the largest business by phone and email, and then do a series of announcements through social media. We will continue to do that so people take advantage of it.

5. **2020 City Wide Master Plan Update/ Master Plan Memorial Park**

Mr. Jordan states we received five responses, the deadline to submit in response the RFPRQ was this last weekend. Two were from out of the city, and they were all priced between \$65,000.00 and \$85,000.00. We will review the submissions and have a recommendation in January. We will probably select one before then. The application for the Town Center District is to look at it more in a physical way, that application we will not hear about until 2021. The OSEP, we have been in contact with the ownership of some of the major parcels on Abbey Road which is zoned in part general and industrial and office research about the sewerage in that area. Because of COVID there has been a little back and forth. They want to make sure that the largest parcel, a 33 acre parcel the current sewer bifurcates the parcel. There is going to be a little back and forth with their engineering, and how it affects on how they will market that parcel. When you extend a sewer there is a process to it, and there is typically an assessment. We can get money from grants to reduce the cost of the installation of the sewer then the assessment becomes smaller and less controversial. One of the programs, OSEP, which is for economic development to try to market parcels that lack the infrastructure to be developed, it is a new program that started this year, it is slow to get off the ground, but I am in contact with the people that run it. We have to have the ownership involved in the process because ultimately, they want that ownership to develop that parcel and create jobs.

NEW BUSINESS

1. **Dedication - Pine Hill Phase 2 Subdivision**

Mr. Jordan states I spoke to Engineering on number 1 and 2. On Number 1 of the Pine Hill Phase 2 Subdivision, basically the engineer reviews the improvements that have been made in the subdivision, and generally makes a recommendation which he has attached to a letter in your packet recommending the dedication

2. **Dedication - Quinn Management Group LLC - right-of-way W. 130th Street**

Mr. Jordan states that is the same, that particular housing development unusually as part of the Planning Commission process approved some sidewalks on West 130th. We are actually widening the right of way on West 130th, so that we can install those sidewalks.

3. **Similar Use Permit - Medlock Recovery**

Mr. Jordan states not every use is identified within the zoning code, you have to find the most similar use and then if it is in question, then we take it in front of Planning Commission and then it goes to Council. In this case, Medlock Recovery is an auto recovery, also known as a repossession. They are right at the mouth of the Industrial Park on the right-hand side. After extensive back and forth, our typical issue with repos is that they unload those big car trailers in the right-of-way and block the entrance to the Industrial Park. We took them to Planning, limited the number of cars they can load, made it very clear that they need to unload those cars within their parcel, and I here before you tonight to get that approved.

ADJOURNMENT

Moved by Ms. Barath, seconded by Ms. Krejci **to adjourn the November 17, 2020 meeting.** Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 8:43 p.m.**