

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
MAY 18, 2021**

The Building & Building Codes Committee meeting was held on May 18, 2021, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 7:14 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, Finance Director Eric Dean, Fire Chief Robert Chegan, Police Chief Keith Tarase; Other: John Nickell, Michael McDonald

**APPROVAL OF MINUTES**

There were none at this time.

**UNFINISHED BUSINESS**

**1. Economic Development**

Mr. Jordan provided an update. Pertaining to Abbey Road, we have engaged CT Consultants, where they had an employee that completed the last Master Plan in 2014, and is very familiar with the City Code. A plan was put together, whereas the old plans were obtained for York Road Beta Drive. We reviewed what was planned in the past. We have met with a number of owners of the large parcels on Abbey Road. The Sewer Department continues to make progress in getting their approval for the sewer extension through the EPA (Environmental Protection Agency). Mr. Jordan hoped under the terms of the study being done, that there would be something for Council in June with some kind of recommendation.

Mr. Jordan felt that there were three options. He talked about the large ravine that separated the Industrial Park to Abbey Road. We must figure out a way of bridging that; the goal should be to create more developable land. At the same time, we need to finish that road and the sewer. Efforts are being made to gather the environmentalists that were taking a look at that revenue, and identifying wetland areas and those that are of environmental concern. They have to be deducted from the developable areas of the land, and must be considered when we design improvements. The first improvements would be the sewer, and how to preserve as much of the developable land that we have, in order to create the third phase of the Industrial Park; the York Road Beta Drive extension. Under the terms of the agreement, there should be something out by June.

Ms. Barath raised question if this is part of the overall City Master Plan. Mr. Jordan clarified that the issues along Abbey Road have come up inside the Master Plan Advisory Committee meetings. However, we must do something with York Road Beta Drive, in which we own most of the land surrounding it. We had a very ambitious plan in 2004, however, there must be follow through with that infrastructure, which is what we are doing now.

Mayor Antoskiewicz inquired about Carrie Cerino's. Mr. Jordan explained that the bank took ownership in January. They put it up for auction on Feb. 28<sup>th</sup>, in which they received two bids that did not meet their reserve price. The bank plans to re auction it this Fall. This would be after more restrictions are lifted pertaining to Covid for restaurants and bars. The bank hopes to get a better offer at that time. Ms. Fenos asked about the condition of that property. Mayor Antoskiewicz indicated that he is aware of the condition and upkeep of the property, whereas the landscaping is in bad condition. As discussion ensued, Mr. Jordan indicated that they had a broker that he met with. Basically, if they have any available jobs, the City could assist them. If they have uses that do not fit into the current zoning, due to the uniqueness of their location, then that would be discussed with them. They want as many buyers as possible for the upcoming re auction.

Question was raised about updates on the Islander where there use to be a Mario's. Mr. Jordan clarified that the Islander has submitted plans for the Planning Commission and it would be on the agenda. The plans look very attractive. The Planning Commission would visit concerns with parking.

Ms. Krejci mentioned phone calls she has received about Aldi Grocery Store being moved to Broadview Heights, from disappointed residents. She still hopes for additional grocery stores for North Royalton. Mr. Jordan shared that Aldi has a Regional Manager that can be reached out to by submitting desired sites; we have contacted them in the past. North Royalton is served primarily by Giant Eagle, not one of their largest locations, however, one of most profitable by square footage. Giant Eagle considered some of the properties to the north for a GetGo and to possibly enlarge the store. They are moving along mostly inside of the store, with the continued anticipated market for online ordering and pick up. They are putting more space into warehousing. The larger store in Broadview Heights is one of the least profitable per square footage. We want to make sure that Giant Eagle is successful; we have explored expansion. When we search other stores, we went through the entire list of major chains. Our goal is to have a convenient store for the residents for their needs.

Mr. Weimer questioned if we have reached out to Whole Foods 360. Mr. Jordan clarified that the store has someone who manages the Northeast Ohio region for them. Discussion ensued about prepared foods, in which there is a huge mark up. Whole Foods likes to locate near areas of daily traffic, near gyms, etc.

Mr. Wos asked about an update on the gas station. Mr. Jordan discussed the station on Wallings and State Road, where there is a tenant and an owner. There had been a fire, whereas there is a condemnation order. They came in with plans and lifted the condemnation order. They finally realized that it was not a good idea to build with what little was left. They are returning with plans to do a totally new building, however, there is a dispute over the insurance payment; some of the money goes to the tenant and some to the owner. The new building will cost more than the original building and there is the issue of who will pay the difference. We need to get the site cleaned up, especially with the other gas station on the other corner.

Question was raised if anyone has reached out to Trader Joe's. Mr. Jordan noted that the store actually has a form that can be filled out and sent in; he did so over a year ago. They are the only one that has a method for petitioning the company to move to your city on their website. Discussion ensued about having ample property for such a possibility.

## **2. 2020 City Wide Master Plan Update/ Master Plan Memorial Park**

Mr. Jordan advised that the City Wide Master Plan is available online. A meeting was held last week, in which there is roughly one more public works session left in June. Following that, the drafting of the report presentation to Planning Commission is referred to Council, and any rezoning efforts will be presented as well. Two focus areas were efforts on Abbey Road and York Road, the research office, general industrial, and the TCD (Town Center District). Those recommendations and findings have been discussed and are working their way into the reports. We are making progress and it will be presented to Council by July.

The Memorial Park Master Plan should be before Council next month, in which they are doing their final compilation and recommendations; we just met with them. Mayor Antoskiewicz mentioned that we are reviewing the specific recommendations and will do a presentation to Council at the June meeting. His hope was to move quickly after adopted by Council.

## **NEW BUSINESS**

### **1. Temporary employment street signs**

Ms. Barath brought up about phone calls received about the high number of student painter signs all over the City. Mr. Jordan commented that the Metroparks are closing some of their facilities because they cannot find

the help to keep them open this summer. There is a real shortage for people to be able to do seasonal work. The City is also having problems filling positions; which is not typical. This year we have an unusual amount of these signs, which are not legal. The only thing we can attempt is to try taking them down. This year it is really tough for people, they are trying to find the help. There is not current legislation to ban these signs. He feels a little sympathetic about those in front of companies that need workers. The student painter signs are a little different and there are many. The challenge of hiring right now is an issue this year. Mayor Antoskiewicz will try and find the appropriate help in taking down the signs. Ms. Fenos brought up a point that the signs can be recycled and offered her help in accomplishing that.

## 2. **Food truck distance**

Statement was made by Ms. Barath that she and Ms. Krejci have been looking at the Food Truck ordinance; looking at adjusting the distance. Currently it is at 200 feet, whereas they are looking to adjust it down to 50 to 75 feet. That would be prepared and brought for discussion, with the intention to vote next Building & Building Code meeting.

### **ADJOURNMENT**

Moved by Ms. Barath, seconded by Ms. Fenos **to adjourn the May 18, 2021 meeting.** Yeas: 3. Nays: 0.  
**Motion carried. Meeting adjourned at 7:41 p.m.**