

**BUILDING & BUILDING CODES COMMITTEE MINUTES
NOVEMBER 16, 2021**

The Building & Building Codes Committee meeting was held on November 16, 2021, 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, Mike Wos, Jeremy Dietrich; Administration: Mayor Larry Antoskiewicz, Interim Finance Director Vern Blaze, Fire Chief Robert Chegan, Police Chief Keith Tarase, Economic Development Director Tom Jordan, Law Director Thomas Kelly; Other: Rick Lombardo, John Nickell, Jenny Esarey.

APPROVAL OF MINUTES

Approval of October 19, 2021 Building and Building Code Committee minutes. Moved by Ms. Barath, seconded by Ms. Krejci. Vote: Yeas: 3 Nays: 0 **Motion carried.**

UNFINISHED BUSINESS

1. Economic Development

Mr. Jordan reported on a couple of items. One, the business directory is currently being worked on. A mailing went out to all businesses requesting information for the new business directory; which would be on the website. He indicated that this was part of the Mayor's efforts in improving communication with businesses within the City, as well as on the website. The mailing entailed a simple questionnaire, which was voluntary. The business directory would be developed from that. There were roughly 150 responses received, of 400 that were sent out; which is ongoing. Mr. Jordan felt it would be helpful for residents in learning more about the local businesses.

Mayor Antoskiewicz mentioned that when looking for certain categories, they would be listed alphabetically. He felt this will be a good addition. He encouraged everyone to urge businesses to participate in turning in their information. Ms. Barath was glad to hear it would be on the website. Mr. Jordan shared that the ultimate goal was to have a nice business directory.

Mr. Jordan advised that we received some signed applications for the new CRA agreement in the Industrial Park. We have to file state procedure relative to allowing the various school entities first, prior to introducing the legislation to Council. His hope was to have that for the next Council agenda.

2. Moratorium – Small Box Discount Stores

Mr. Jordan explained that there is some legislation to extend the current moratorium, per the request of Council. Himself, along with the new City Planner have been working on a substitute. He believed it was Council's intention to explore a continued restriction. We cannot do a moratorium indefinitely. Therefore, we are drafting legislation to control the growth of these types of discount stores. He planned to share that with Council at next meeting. This temporary moratorium would provide the time to debate that issue over these next few months. To his understanding, it was Council's intention to try to continue the restriction. Ms. Barath concurred.

Mr. Marnecheck asked if a motion could be taken to see if the committee recommends the moratorium to Council for approval.

Ms. Barath moved to extend the moratorium on the small box discount stores. Vote: Yeas: 3 Nays: 0 **Motion carried.**

3. Retention / Detention Basin

Mr. Jordan indicated that this was brought to our attention by Mr. Wos; relative to retention basins on private property. He stated that his department has provided all of the comments to the Law Department, which they are drafting some legislation in the code section; so that they can be clearly maintained by an HOA.

Mayor Antoskiewicz explained that Mr. Kelly was working on it with engineering, and also with the City Planner to present the legislation to Council. Mr. Jordan commented that all of the new subdivisions do it, that are coming through Planning Commission; on the private sides. This involves trying to make sure that it is codified, which is the way we would like it in the future. Ms. Krejci asked to clarify, that we want the retention basins to be on HOA property, and not on someone's private property. Mr. Jordan concurred. Ms. Barath added that the current ones already do that. Mr. Jordan concurred, the subdivisions that are currently moving through the planning process; those that are currently doing it on common HOA property. Ms. Barath asked to clarify that we would solidify it by having an ordinance. Mayor Antoskiewicz agreed.

4. Master Plan Update

Mr. Jordan reported that the Town Center was being worked on, entailing changes to the code section; relative to the TCD. Ms. Krejci inquired about going forward, whether Council would be involved any further, or would it just be between the Mayor and Economic Development for implementation. Mr. Jordan explained that some people have it where it is revisited at Council meetings, however, the idea of the Master Plan is actually setting the guidelines; which are very specific recommendations. The recommendation about the TCD was the one being worked on short term. The other, they actually did at the last election; several weeks ago. What was not approved on the last election was the Master Plan, in which Council approved. One of its recommendations was to fix roughly 10 different parcels that had zoning; needing corrected. It was put before the voters, whereas it was approved. That recommendation has been completed. The other major recommendation in his estimation, was to try to fix the TCD; retail. There are a series of other recommendations for the administration to try and move all of those forward, in advance; some of them are very general and some very specific. However, that is our job and our goal. Mr. Jordan concluded that when we move forward with the regulations, Council would have input as we draft those for the Town Center District.

REMOVE FROM AGENDA: It was noted to be included on agenda once per quarter.

NEW BUSINESS

1. Temporary Outdoor Dining

Mr. Marnecheck spoke on the temporary authorization that was given to businesses to expand their patios without needing to go through the formal Planning Commission process; due to Covid. He believed this was set to expire at the end of 2021. Mr. Jordan commented that some expired when the governor's orders expired. Mr. Marnecheck brought up, given that businesses are still affected, there may be the desire to perhaps extend this; he wanted to bring it before Council. Ms. Krejci felt it would be okay if the businesses felt that they need it. Mr. Marnecheck pointed out that since it is still going to be the cold months, to perhaps allow them to for the winter; with the hope that they would still want to do it in the summer. His idea was to have it expire a week after Memorial Day.

Ms. Fenos commented that she has not heard anything negative, nor was she seeing any issues about having the outdoor dining. Mayor Antoskiewicz noted that not many people were taking advantage of it. He went on to say that places close at certain times because they do not have the personnel. He spoke positive about having it, however.

Mr. Marnecheck felt that as long as no one felt negatively on this, he would move forward to request if the Law Department would look at drafting legislation to extend the temporary outdoor dining rules until the date of June 6, 2022. Everyone was in agreeance.

Ms. Barath expressed a concern about signage, whereas she drove down State Road, and still saw the signs for a particular business that has been discussed previously. Mr. Jordan conveyed that he did speak to the owner of the building, as well as the tenant. He spoke to the building commissioner and the inspector on this. He commented that he passed two signs in the right of way, in which he will be picking those up personally. He reiterated that we can remove anything that is in the right of way. Anything on private property is still an issue. Ms. Barath thanked Mr. Jordan for speaking to the owner and the tenant.

ADJOURNMENT

Moved by Ms. Barath, seconded by Ms. Fenos **to adjourn the November 16, 2021 meeting**. Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 6:15 p.m.