

**BUILDING & BUILDING CODES COMMITTEE MINUTES
OCTOBER 17, 2023**

The Building & Building Codes Committee meeting was held on October 17, 2023, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:41 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Heidi Webber, Joanne Krejci; Council: Paul Marnecheck, Linda Barath, Mike Wos, Jeremy Dietrich; Administration: Mayor Larry Antoskiewicz, Fire Chief Robert Chegan, Police Chief Keith Tarase, Finance Director Jenny Esarey, Law Director Tom Kelly, Economic Development Director Tom Jordan; Other: James Kulikowski.

APPROVAL OF MINUTES

Approval of September 19, 2023 Building and Building Code Committee minutes. Moved by Ms. Krejci, seconded by Mr. Nickell. Vote: Yeas: 3 Nays: 0 **Motion carried.**

UNFINISHED BUSINESS

1. Economic Development

See report.

Mr. Nickell raised question about Morel Landscaping, regarding plans for that location. Mr. Jordan indicated he would have to check his notes. Mr. Nickell mentioned if one makes that their business address, he wanted to know if we get the income tax. Mr. Jordan agreed. Mayor Antoskiewicz noted they had to make those into offices, along with restrooms in each one of those buildings. Mr. Jordan agreed those are all individual businesses, in which they have a bathroom, office space, and some warehouse space. Mr. Nickell brought up the location of Tonight Tonight, in which four concrete poles were left onsite following demolition. Mr. Jordan stated that he would look into it. Mr. Dietrich inquired if there has been any interest in the property since it was demolished. Mr. Jordan explained it has only been one week and there has been none. Mayor Antoskiewicz felt that having it demolished would open up a lot more potential interest. Ms. Krejci wanted to know if that property ended where the tree line is or if some of the wooded property was included. The Mayor indicated that it goes out to Bennett Road. Mr. Jordan concurred, stating it is large for a retail site.

Ms. Krejci raised question regarding the Store Front Program, whether we have ever used all of the funds and if it is not, whether there is something else we could do with what is left at the end of the year. Mr. Jordan explained we used to do a system through the County and shut it off in the middle of summer, because we ran out of funds. He commented that we use a lot of it and we do not carry over to the following year. We could reduce some of the funds in that respect. Ms. Esarey clarified that if there is a purchase order that is open, it is allowed to be carried over; it is encumbered. If it is not, the appropriation then just goes back to the General Fund. It is not a carryover; it is then reappropriated for the next year's budget. Mayor Antoskiewicz mentioned that one year we went from \$50,000 to 75,000 because we did run out. Ms. Krejci wanted to clarify that all of the money could be used. Mr. Jordan agreed. Ms. Webber asked about the time frame that people have. Mr. Jordan stated that depends when they are able to get the contractor and how complicated the project is. He typically tells people they have to do it that year; the year they are approved. Folks usually have that season to do it.

2. Memorial Park Update/Splash Pad

See report.

Mr. Nickell raised question about plans for the City Green. Mayor Antoskiewicz stated he is looking to spruce it up, whereas we have significantly old planters there. We need to add some colorful flowers, such as at the entrance. He felt it is the center of our town and it should look nice. Mr. Jordan noted we have \$50,000.00.

Mayor Antoskiewicz indicated that events are held there and there is enough room to improve it. He commented that we have received push back in the past about deer possibly eating plants, however, deer do not go up to that area, especially with that intersection. As discussion ensued, the Mayor indicated we looked at the monument in the past. It would not be an easy thing to pursue changing its location, after speaking with some people that do that type of work. He felt that we are better off leaving it where it is.

Mayor Antoskiewicz gave an update on the tennis courts. He has been speaking to the School Superintendent, in which they met yesterday to try and finalize some things. He is hoping we can get everything prepared by the next meeting in November. We need to get a lease prepared, in which he needs approval from Council to transfer some money over for it. In the spring, the plan would be to tear out the tennis courts, basketball court, and put all brand new; the courts are in poor shape. We know that we have some water issues underneath, which is why we are tearing it out. He plans to have one full basketball court and a set of pickleball courts. We would still have the back two tennis courts as part of temporary ones. We have an agreement; we are working on the lease. We are sharing the cost of the tennis courts with the schools. We have a plan in place to share the cost of the tennis courts, the fencing, etc., and our responsibility would be the remaining, plus the lighting; which we want to fix. The estimated cost would be roughly \$650,000, which the Mayor will be asking for at the next appropriation. Mr. Nickell wanted to know which fund it would come out of. Ms. Esarey explained that we have had better than estimated income tax receipts, therefore since that money was not budgeted, we considered doing a transfer from the General Fund; it would be Rec Capital Improvement Fund, 431 Fund.

Ms. Webber inquired if that was where the varsity tennis plays. Mayor Antoskiewicz agreed, stating that is one reason why the schools are interested in participating in the costs. He was uncertain who utilizes it in the spring and fall. Those who play in the spring would have to have their home matches elsewhere. Also, we have spoken to the company that would probably do it. We can do it through state bid and we want to try and get it in by the end of the year; again, prices may increase. We were told it would be roughly a ten-week project.

Mr. Dietrich wanted further clarification on the price. Mayor Antoskiewicz clarified it would be between \$650,000-\$700,000. We are taking the whole cost of the lighting; they do not typically use them. However, we are sharing the cost of redoing the tennis courts and the surrounding fencing. Ms. Krejci questioned whether it is 50/50 for that portion. The Mayor noted it is more like six courts rather than eight; they do not utilize the basketball portion. We are taking three quarters, because that is what six of the eight comes to; three quarters of the price and they are paying half of that. Their estimated cost is in the range of \$300,000. Our cost for the courts is roughly \$460,000-\$470,000 and the cost for all brand-new lighting is approximately \$250,000. We would have lights for basketball and pickleball as well. Mr. Nickell has received calls when any of the lights are out. He agreed that lighting system is always problematic.

Mr. Marnecheck raised question if any NOPEC funds could be used for the lights. Mayor Antoskiewicz indicated we can, however we are not going to. He continued that we are going to encumber the money each year, and you have to do it differently with NOPEC. We feel that we have the money to do it and we wish to encumber it all this year. If it were to get delayed, we could look into that. However, we currently want to encumber it this year. If we were to wait, the lights may go up in price also. Furthermore, we have plenty of other projects that we can use NOPEC for. Mr. Dietrich agreed that the tennis courts need done and he was pleased to hear this.

3. Senior Center

No update.

NEW BUSINESS

1. Proposed legislation: Purchase of PPNS 483-07-009 and 483-08-001 – W. 130th Street

Mr. Jordan explained that we are selling these from the land bank, which they came in just below the appraised value; although we did ask the appraiser to reconsider that. They issued a letter indicating that this was a fair price, given all of the considerations.

Mr. Nickell moved to recommend the Purchase of PPNS 483-07-009 and 483-08-001 – W. 130th Street to Council for approval, seconded by Ms. Krejci. Vote: Yeas: 3. Nays: 0. **Motion carried.**

Ms. Krejci moved to add the topic of Dumpster Lids for commercial, as an item under New Business, seconded by Mr. Nickell. Vote: Yeas: 3. Nays: 0. **Motion carried.**

Ms. Krejci shared that she had a resident come to her pertaining Bentley Drive. There is a conservation area that is part of Izaak Walton League Conservation, that we continue to have problems with trash getting into the conservation easement; which is not allowed. She went on to say that you cannot dump grass cuttings in it, etc., and must be careful. There are some spots in Sunrise Cove where the dumpsters are enclosed, however there are no lids. There is a tremendous amount of garbage. She dealt with it at the beginning of the year and called the management company, which it was cleaned up. She wanted to know if there was something we could do to help prevent that from happening in the future. She spoke to Mr. Smerek a lot about this. Most of the time, we require enclosures and try and get the enclosures covered to the ground. She inquired if we want to make changes to require lids on these dumpsters. Mr. Jordan noted that it is considered commercial. Ms. Krejci asked about the possibility of changing the legislation to do that, or suggested if it is just one area, perhaps we should work with Sunrise Cove. Mr. Nickell went to all five dumpsters and took pictures. Mr. Nickell felt that they probably had lids on the dumpsters in the beginning. He stated that we have enough ordinances to either contact the management company, perhaps Western Reserve, or Republic. Usually, commercial dumpsters have the plastic lids. Mr. Jordan pointed out those are designed to have lids. Mr. Nickell thought through the years, they may have come off. Perhaps we could ask for those to be replaced or replace the dumpster. Mr. Nickell added that he does not like making specific laws for specific problems, as he has stated in the past.

Mr. Jordan commented that regardless of the outcome, we do not have any problem sending a letter out to Sunrise Cove on that issue. Ms. Webber felt that was the best course of action and that they are responsible for the upkeep. Mr. Jordan mentioned he can ask them to do so in the letter; they are technically not in violation. Most people do comply with letters when they receive them. Mayor Antoskiewicz noted that there should be lids on them. He suggested talking to the company.

Ms. Krejci suggested leaving this on the agenda and following up with the Building Department. Mr. Jordan agreed that they would send a letter.

LEAVE ON THE AGENDA

ADJOURNMENT

Moved by Mr. Nickell, seconded by Ms. Krejci to adjourn the October 17, 2023 meeting. Vote: Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 7:15 p.m.**



ECONOMIC DEVELOPMENT REPORT

BUILDING & BUILDING CODES MEETING

TUESDAY, OCTOBER 17, 2023

Industrial

- The new 12,000 square foot building for Gray Matter, LLC, located at 9841 York Alpha Drive, has received a temporary occupancy. Work is still ongoing.
- In the final 2022 Federal consolidated budget the City of North Royalton received a \$2 million appropriation/grant for the York Beta Industrial Park Sewer Extension. The Wastewater and Finance Department is managing the grant and project.
- Morel Landscaping completed their 9,000-sf office/warehouse building at 12024 York Road. Occupancy has been granted for three of the four spaces.
- Lozinak & Sons completed their 5,000-sf accessory building at 10769 Royalton Road. The only item left for this project is to complete the retention pond.
- Fazio Mechanical bought 13821 Progress Parkway and is renovating this 20,700-sf building. The company has moved in and has started a small interior renovation. We are awaiting final inspections.
- The city is proposing to purchase two parcels in the industrial park on the western end York Beta Drive for a new a cul-de-sac, and the remainder of the land is to be used for development. We are moving toward closing this month.
- The city is in the process of applying for funding for the construction of a cul-de-sac at western end of York Beta and for new entrance at York and York Alpha Drive of the industrial park.
- The city has put up for sale 7.5 acres of land on the eastern end of York Beta Drive. The city received bids on the property including two from existing North Royalton companies.

Commercial

- The owner of Business Network Team located at 12316 York Road is proposing an expansion of their current 9,940 square foot office building. The Business Network Team, is a telecommunications and IT network consulting firm. The proposal includes a 2-story front addition totaling 4,560 square feet as well as a 2-story rear warehouse addition totaling 9,634 square feet. The proposed additions will not only provide more space for the business but will also serve to enhance the aesthetics of the building.

Along with the building addition, there will be a parking lot and stormwater improvements made to the site. They received preliminary site plan approval from Planning Commission.

- Chipotle has proposed to redevelop the former Burger King at 5702 Royalton Road. The permits have been issued and demolition and construction are well underway.
- The former Carrie Cerino's restaurant has been re-purchased. Permits have been issued for fire sprinklers. Work on the sprinkler system is 50% complete.
- The former Tonight Tonight property on Royalton Road has been demolished. The site has been leveled off, restored and seeded and strawed. The site is being re-marketed by a real estate company.
- The new owners of Mr. Divots have filed for building permits for new construction. They have already started some smaller improvements. They are reconsidering some site improvements. Permit issued for safety netting and batting cages. The batting cages are 80% completed. The netting is scheduled to start soon.

Residential

- There is a four-lot minor subdivision proposed for the end of Sherwood Trail. The project received preliminary site plan approval but the developer is currently considering changes to the preliminary plan.
- We are reviewing a subdivision plan near the entry to Harley Hills. They received sketch plan approval for 4 houses on the north side of the entrance.
- The proposed subdivision located near Sprague and State Roads received preliminary approval for 20 single family cluster homes at the March meeting of the Planning Commission. They have not yet submitted for final site plan approval.
- There was a proposed 5-unit subdivision off of Cedarwood which was denied at Planning Commission. A new developer is considering submitting a new plan.

Building Dept Software

- The city is implementing a new portion of City Force building dept software. The new City Force Connect will allow residents and contractors to electronically enter their applications online and pay online. There are some city computer security issues to work through. There is legislation on this evening's agenda for your consideration, authorizing the fee payment system.

Zoning Updates

- The company that performed the Master Plan has provided a draft of the TCD updates that were recommended by the Master Plan update of 2020. The goal was to simplify the TCD districts and recognize the current retail market. The Administration's review has just been completed. We will be drafting legislation soon.

Storefront Program

- As of December 31, 2022, we have approved approximately \$73,000 in Storefront Program funding. We have approximately \$43,000 available for 2023.

Grants

Memorial Park

- The design was completed for Phase 1 of the All Purpose Trail. The contract was awarded to Ohio Paving and Construction Company and the company has mobilized on-site.
- The city has received a \$1,000,000 grant from Cuyahoga County to cover the cost of implementing the Memorial Park Master Plan including all of these phases. These funds will primarily be used for Memorial Park. The final report was submitted to the County.
- The Splash pad was opened on Memorial Day. The contractor has been given an updated punch list. The project has not been closed out.

NOACA Grants

- The city received a TLCI grant for the construction of the extension of the path on Bennett Road. All main items of work are completed. There are some small punch list items still outstanding.
- The city submitted two applications for Transportation for a Livable Community Funds. The two applications are for two extensions of the sidewalks on State Road. The first is from the YMCA to Lisa Lane and the second is from Akins to the All Purpose Trail in the Metroparks.

CDSG Grant

- The city is submitting an application to make improvements to the City Green. Legislation is on this evening's Council agenda.

CDBG Grant

- The city is submitting an application for the construction of ADA improvements at Memorial Park.

Land Bank Parcels

- The city is considering marketing some of the larger vacant parcels from the land bank.
- All the vacant land bank parcels will be on the city website.
- The city has listed the two residential parcels on West 130th Street on the city website. The city has received an offer for both parcels. Council will consider this sale as part of tonight's agenda.
- The city has listed the York Beta property on the city website. We are accepting offers.