



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

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TO: Dana Schroeder, Director of Legislative Services

FROM: Ian Russell, Secretary Planning Commission

DATE: March 9, 2023

**RE: Recommendation to Council - Conditional Use Permit
Apex Autocare, 13001 Abbey Road**

On March 8, 2023 the Planning Commission made a motion and a second to recommend to Council the approval of a Conditional Use permit as per C.O. 1262.07(b) for Apex Autocare to operate a major automotive repair shop located at 13001 Abbey Road, also known as PPN: 483-11-015, in General Industrial (GI) District Zoning. The approval is subject to the following conditions put forth as part of the Final Site Plan Approval.

Conditions:

1. The applicant is to make a reasonable renovation of the exterior of the existing residential structure on the property which is proposed to be converted to a commercial structure.
2. There is to be no truck storage or storage of materials or products that are not clearly accessory to the permitted uses on site.
3. Once converted to a commercial use, there will be no future attempt to return the structure to its previous, non-conforming residential use.
4. The lots included in the application are to be consolidated.

Roll call: Yeas: Four - Eugene Baxendale, Mayor Antoskiewicz, John Ranucci, Marie DeCapite. Nays: One - Paul Marnecheck. Motion carried.

I am forwarding this to you for Council action.

Ian Russell

cc: File