

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 23-43

INTRODUCED BY: Mayor Antoskiewicz

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWO ADMINISTRATION CODE, CHAPTER 214 GENERAL FEE SCHEDULE, SECTION 214.07 FEES IN THE PLANNING AND ZONING CODE, PARAGRAPH (a) PLANNING COMMISSION FEES AND PARAGRAPH (b) BOARD OF ZONING APPEALS ITEMS, AND DECLARING AN EMERGENCY

WHEREAS: Council has determined that it is necessary to amend the Codified Ordinances of the City of North Royalton, Part Two Administration Code, Chapter 214 General Fee Schedule, Section 214.07 Fees in the Planning and Zoning Code, Paragraph (a) Planning Commission Fees and Paragraph (b) Board of Zoning Appeals Items, in order to more closely approximate the fees to be charged to the actual costs of the actions undertaken by the Building Department and Engineering Department.

WHEREAS: Council wishes to provide for these amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Part Two Administration Code, Chapter 214 General Fee Schedule, Section 214.07 Fees in the Planning and Zoning Code, Paragraph (a) Planning Commission Fees, is hereby amended and shall hereinafter read as follows:

(a) Planning Commission Fees.

(1) Subdivision and/or consolidation of property.	
(A) Parcel split or consolidation (one)	\$50.00
(B) (A) Parcel split or consolidation (two through five) (up to five)	\$100.00
(C) (B) Parcel split or consolidation (six through ten)	\$150.00
(D) (C) Parcel split or consolidation (eleven and greater)	\$250.00
(2) Site plan review.	
(A) Residential Subdivision	\$10.00 per lot, per submittal <i>\$100 one-time project base fee + \$25.00 per lot, per submittal</i>
(B) Cluster development	\$25.00 per unit, per submittal <i>\$100 one-time project base fee + \$25.00 per unit, per submittal</i>
(C) Two-family three-family development	\$25.00 per unit, per submittal <i>\$100 one-time project base fee + \$25.00 per unit, per submittal</i>
(D) Multifamily (four or more attached units)	\$25.00 per unit, per submittal <i>\$100 one-time project base fee + \$25.00 per unit, per submittal</i>
(E) Motel or hotel	\$25.00 per unit
(F) Planned unit development – Single family	\$10.00 per unit or lot
(G) Planned unit development – Multifamily	\$25.00 per unit
(H) (F) Commercial and Industrial	
4,000 square feet and less	\$200.00
4,001 square feet to 10,000 square feet	\$250.00
10,001 square feet to 20,000 square feet	\$300.00
20,001 square feet to 50,000 square feet	\$400.00
50,001 square feet and greater	\$600.00
(3) Zoning Map change. A rezoning shall be accompanied by a legal description of the land and a sketch plan, Amending Procedures (requires a recommendation of the Planning Commission and vote of Council)	\$400.00 per parcel
(4) Conditional use permit.	
(A) Residential District	\$75.00

(B) Public Facilities District	\$125.00
(C) Multifamily District	\$125.00
(D) Business District	\$150.00
(E) Industrial District	\$175.00
(5) Similar use determination	\$100.00
(6) New transmission or communications tower	\$1,500.00
(7) Miscellaneous	\$100.00

Section 2. Part Two Administration Code, Chapter 214 General Fee Schedule, Section 214.07 Fees in the Planning and Zoning Code, Paragraph (b) Board of Zoning Appeals Items, is hereby amended and shall hereinafter read as follows:

(b) Board of Zoning Appeals Items. Variance requests or appeals from any decision of the Building Commissioner:

(1) Residential District	\$75.00 <i>(Up to 2 variances) + 25.00 for each additional variance</i>
(2) Public Facilities District	\$125.00 <i>(Up to 2 variances) + 25.00 for each additional variance</i>
(3) Multifamily District	\$125.00 <i>(Up to 2 variances) + 25.00 for each additional variance</i>
(4) Business District	\$150.00 <i>(Up to 2 variances) + 25.00 for each additional variance</i>
(5) Industrial District	\$175.00 <i>(Up to 2 variances) + 25.00 for each additional variance</i>

Section 3. Chapter 214 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of Chapter 214 shall remain in full force and effect.

Section 4. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to amend the fee schedule in order to more closely approximate the fees to be charged to the actual costs of the actions taken by the Building and Engineering Departments.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

/s/ Paul F. Marnecheck
PRESIDENT OF COUNCIL

APPROVED: /s/ Larry Antoskiewicz
MAYOR

DATE PASSED: April 18, 2023

DATE APPROVED: April 19, 2023

ATTEST: /s/ Dana A. Schroeder
DIRECTOR OF LEGISLATIVE SERVICES

First reading First reading April 4, 2023
Second reading suspended
Third reading April 18, 2023

YEAS: Marnecheck, Nickell, Barath, Krejci,
Dietrich, Webber, Wos

NAYS: none