



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-457-5652

Email: irussell@northroyalton.org

TO: Dana Schroeder, Director of Legislative Services

FROM: Ian Russell, Secretary Planning Commission

DATE: April 6, 2023

RE: Recommendation to Council – Huntington Park Phase IV Subdivision

On April 5, 2023 the Planning Commission made a motion and a second to approve the Final Plat for the Huntington Park Phase IV Subdivision and the dedication of the extension of Angelina Drive. The Planning Commission voted to refer the matter to Council for consideration. The subdivision is an extension of Angelina Drive consisting of 7 single family residential lots located on PPN(s): 488-12-036 and 488-12-037 in Residential (R1-A) District zoning.

Roll call: Yeas: Three - Paul Marnecheck, Mayor Antoskiewicz, Marie DeCapite. Nays: None. Motion carried (3-0). Abstained: Eugene Baxendale. Not present for vote: John Ranucci.

I am forwarding this to you for Council action.

Ian Russell

cc: File



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on **April 5, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

As required by North Royalton Codified Ordinance Sections 1220.06(e) and 1244.07, Jeff Rucinski is seeking final plat approval for the Huntington Park Phase 4 Subdivision and the dedication of the roadway extension for Angelina Drive. The subdivision is to consist of 7 single-family residential lots located on PPN(s) 488-12-036 and 488-12-037 in Residential (R1-A) District Zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than April 4th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division
David Smerek, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000



CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Angelina Drive, North Royalton, Ohio 44133

Address

88-12-033 (Block I) & 488-12-035 (Block H)

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

R1-A

Zoning District and Ward

2. Property Owner of Parcel:

Jeff Rucinski

Name

8322 Windsor Way

Address

Broadview Heights, Ohio 44147

City, State and Postal Code

JMR Land Development, LLC

Name of Business (if applicable)

216-272-5385

Phone

toptierhockey@gmail.com

Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Jeff Rucinski

Name

8322 Windsor Way

Address

Broadview Heights, Ohio 44147

City, State and Postal Code

JMR Land Development, LLC

Name of Business (if applicable)

216-272-5385

Phone

toptierhockey@gmail.com

Email (electronic mail)

For Office Use Only

02/08/2023
Date Application Submitted

04/05/2023
Meeting Date Assigned

PC23-11
Identification Number assigned

\$70.00
Application Fee

Check # 2886
Payment Information (date, check number, cash, etc.)

I.E.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

To fully develop the remaining vacant land at Huntington Park Subdivision - Phase 4

extension. Consisting of seven (7) additional sublots to be included in the existing

Huntington Park Homeowners Association.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
- ☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
- ☐ Preliminary Site Plan Approval
- ☐ Final Site / Preliminary Plat Approval
- ☒ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.



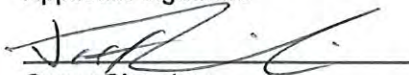
Applicant Signature

Jeff Bucinski - President

Printed Name and Title

Date

2-8-23



Owner Signature

Jeff Bucinski - President

Printed Name and Title

Date

2-8-23

☐ Parcel

THIS MAP IS NOT TO BE USED FOR NAVIGATION

— Cuyahoga County —
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

Huntington Park Phase 4

Creating Sublot Nos. 45-51 and Dedicating a Portion of Angelina Drive

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio, also known as being part of original Royalton Township Lot. No. 19 and further known as being a replat of Blocks "H" and "I" as shown on Huntington Park Subdivision, recorded in A.F.N. 200712210967 of the Cuyahoga County Recorder's Records.



LOCATION MAP

LATITUDE: 41°19'41.8" N LONGITUDE: 81°42'52.9" W
Not To Scale

AREA TABLE		
Sublots (7)	12.2644	acres
Right of Way	0.4788	acres
Total	12.7432	acres

LEGEND		
DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗ M
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ P.F.	
LIMITED ACCESS R/W	--- Ex LA	--- Ex LA
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	--- Ex R/W	---
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---

NOTES:

REFERENCE WORKS:

Plat and Deed Documents as referenced by the Survey

"Lot Split and Consolidation Plat for North Royalton Local Board of Education and Zillich Interiors, Inc." by Terrence E. Worsch, P.S. 8138, recorded in A.F.N. 200708171117 of the Cuyahoga County Recorder's Records.

"Lot Split and Consolidation Plat for Zillich Interiors, Inc." by Terrence E. Worsch, P.S. 8138, recorded in A.F.N. 200904010483 of the Cuyahoga County Recorder's Records.

"Lot Split/Consolidation & Easement Vacation Plat" by Stan Loch, P.S. 8249, recorded in A.F.N. 201910180517 of the Cuyahoga County Recorder's Records.

"Lot Split Survey for Zillich Interiors, Inc." by Stan Loch, P.S. 8249, recorded in A.F.N. 202003030421 of the Cuyahoga County Recorder's Records.

"Lot Split and Consolidation", by Guy P. Haney, P.S. 7631, recorded in A.F.N. 202205200490 of the Cuyahoga County Recorder's Records.

BASIS OF BEARINGS:

Centerline bearing of Angelina Drive was calculated to be North 00°02'51" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monument boxes

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG 7631-8557"

GENERAL UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto The Illuminating Company, AT&T - Ohio, Wide Open West, Time Warner a.k.a. Spectrum a.k.a. Charter Communications, and The Columbia Gas Company, their successors and assigns, (hereinafter referred to as grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain repair, reconstruct and relocate such underground electric, gas and communications cables, ducts, conduits, pipes, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing and transmitting electricity, gas, and communication signals, for public and private use at such locations as the grantees may determine, upon within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to grantees by this easement grant within said easement premises including, but not limited to irrigation systems electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communications facilities, the right to install, repair, operation of said electric and communications facilities, the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall by restricted to underground utility service.

Grantor:	Grantees:
Jeff Rucinski	The Illuminating Company Wide Open West
By: _____	By: _____ By: _____
	AT&T - Ohio The Columbia Gas Company
By: _____	By: _____
	Time Warner a.k.a. Spectrum a.k.a. Charter Communications
By: _____	

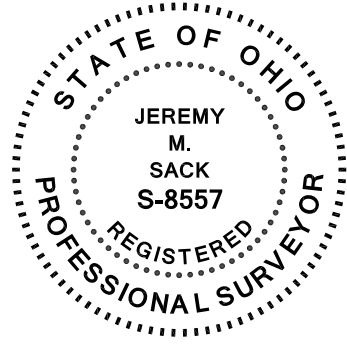
DRAINAGE & BASIN EASEMENTS:

The owners of the within platted land, does hereby grant unto the City of North Royalton drainage and basin easements, as shown on the plat, to construct, place, operate, maintain, repair, reconstruct, and relocate such drainage & basin easements. Said easement rights shall include the right without liability therefore, to remove trees and landscaping, including lawns, within and without said premises which may interfere with the installation, maintenance, repair or operation of said drainage and basin, with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way.

SURVEYOR CERTIFICATION:

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.

Jeremy M. Sack P.S. No. S-8557 Date



ACCEPTANCE & DEDICATION:

Know all men by these presents that Jeff Rucinski, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant easements as shown hatched. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

Owner/Agent Date Title

State of _____

Before me a notary public in and for said county and state, personally appeared the above named Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 2019.

Notary public

My commission expires

APPROVALS:

This Plat, the granting of easements for public facilities and appurtenances, and the dedication for public purposes the streets hereon, has been approved by the Council of the City of North Royalton, Ohio on this

_____ day of _____, 20____ by Ordinance No. _____,

Clerk of Council (Print) (Sign)

Approved by the Planning Commission of the City of North Royalton, Ohio on this _____ day of _____,

20____.

Secretary of Planning Commission (Print) (Sign)

Approved by the Engineer of the City of North Royalton, Ohio on this _____ day of _____, 20____.

City Engineer

Building Setbacks
Front: 50'
Side: 10'
Rear: 50'

