



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 and 1288.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a public hearing on **July 17, 2024** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

On remand from an order and determination of the Board of Zoning Appeals in case number BZA 24-05, and upon the request of the Vice-Chair of the Planning Commission, the matter of the prior application of Ashley Rothstein, on behalf of 13393 York Road LLC., item PC23-18 will be placed on the Planning Commission agenda and reheard and reviewed in conformity with the directives of the BZA order dated February 22, 2024:

Ashley Rothstein, on behalf of 13393 York Road LLC., is seeking final site plan approval for the addition of a bathroom to the existing ice cream building, exterior modifications to the existing ice cream building and building signage, the construction of a pergola structure, the replacement and modification of exterior paving, and the area expansion of the existing miniature golf course at Mr. Divot's Sports Park located at 13393 York Road, also known as PPN: 482-27-005, in Research Office (RO) District zoning.

The above request was originally approved by the Planning Commission at the December 6, 2023 meeting. The decision of the Planning Commission was appealed to the Board of Zoning Appeals at the February 22, 2024 meeting. The Board of Zoning Appeals voted to refer the matter back to the Planning Commission for reconsideration of the following:

Expansion of the non-conforming use including the expansion of the hours and seasons of operation, the expansion of the miniature golf area, and the addition of the bathroom on to the existing ice cream building.

The approval of a pergola structure which is not a permitted use within the RO district.

Planning Commission review and approval of required landscape buffering and lighting plans.

The proper notice of all items to be discussed as part of the application and a public hearing on the full content of the application.

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 July 16th 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
July 2, 2024