



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, February 7, 2018

North Royalton City Hall – 14600 State Road

Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

PUBLIC HEARING:

1. **Call to Order**
2. **Roll Call**
3. **Opening Ceremony – Pledge of Allegiance**
4. **Public Hearings:**
 - A. **Gaetano and Giuseppina Campea of Campea and Sons Construction Inc.** members of G.C. Real Estate LLC are seeking site plan approval for 14910 York Road, also known as PPN:483-27-010 currently zoned as a General Industrial District.
5. **Adjournment**

REGULAR MEETING

1. **Call to Order**
2. **Approval of Minutes**
3. **Old Business**
 - A. **Huntington Park Subdivision Phase 4.** Greg Zillich, Zillich Interiors is **requesting a 180 day extension** for Huntington Park Subdivision Phase 4 final site plan approval. The subdivision will consist of 14 single family residential lots on PPN: 488-12-030 in a R1-A zoning District. Phase 4 will be an extension of Angelina Drive. Final Plan approval was granted on 9-7-16. 180 day extension expires 3-5-18. Tabled.
 - B. **Morel Landscaping, LLC.** Robert Morel of Morel Landscaping, LLC and LAF Development, LLC *is requesting a 180 day extension* for lot consolidation, similar use approval and preliminary site plan approval for a landscaping business at 13928 Progress Parkway also known as of PPN: 483-18-016 and PPN: 483-18-018 currently zoned as General Industrial. These approvals were received on 2/22/17 for the southern parcel.

- C. **Indian Trails Subdivision Phase II.** Woodhill Properties, Inc. is seeking preliminary site plan approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. Tabled. 180 day extension expires 5-8-18.
- D. **Line-X of Greater Cleveland** – Building plan and preliminary site plan approval for commercial building located at PPN: 483-13-008 Royalton Road in a General Industrial District. Tabled. 180 day extension expires 5-8-18.
- E. **Michael Pizzuti.** Michael Pizzuti of EMC, Inc. is seeking Sketch Plan Approval for a subdivision consisting of 10 single family residential lots on PPN: 486-23-003 on the east side of State Road between Cady Road and Wiltshire Road in a Rural Residential Zoning District. Tabled: 5-17-17

4. **New Business**

- A. **Gaetano and Giuseppina Campea of Campea and Sons Construction Inc.** members of G.C. Real Estate LLC are seeking site plan approval for 14910 York Road, also known as PPN:483-27-010 currently zoned as a General Industrial District.

5. **Miscellaneous**

6. **Adjournment**

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