



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, May 2, 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) Dean Asimes of The Norwood Group on behalf of **82nd Street Properties III, LLC** is seeking site plan approval to construct a 8,000 sq. foot addition onto the existing building as well as site improvements located at 10500 Royalton Road, also known as PPN: 483-13-012 in a General Industrial District.
 - b) Anna Paliwoda on behalf of **The Swim of Things** is seeking preliminary site plan approval for proposed parking lot enlargement and addition of a second egress drive located at 14386 Ridge Road, PPN: 487-02-023 in a General Business District.
 - c) Terry Monnolly on behalf of **Jessica Development, LLC** is seeking site plan approval for construction of a new building along with associated site improvements located at 14900 York Road, also known as PPN:483-27-011, in a General Industrial District.
 - d) **Columbia Gas of Ohio** plans to install approximately 3,790 feet of 12 inch coated steel gas main on Ridge Road in North Royalton. The project (Ridge Road Betterment) begins at a natural gas pressure reducing station at 8358 Ridge Road and goes south to 9850 Ridge Road along the west side of the road. The 12 inch gas main will replace a 6 inch gas main that currently serves the market.
5. **Adjournment**

REGULAR MEETING

1. Call to Order

2. Approval of Minutes

3. Old Business:

- a) **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 8-8-18. Tabled.
- b) **Morel Landscaping, LLC.** Robert Morel of Morel Landscaping, LLC and LAF Development, LLC is requesting an extension for the previously approved lot consolidation and preliminary site plan approval for a landscaping business at 13928 Progress Parkway also known as PPN: 483-18-016 and PPN: 483-18-018 currently zoned as G. I. District. These approvals, including similar use approval, were received on 2/22/17 for the southern parcel. A 90 day extension was granted on 3-7-18.
- c) **Indian Trails Subdivision Phase II.** Robert Nottrodt on behalf of Woodhill Properties, Inc. is seeking Preliminary Plan Approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 single family residential lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A District. Phase II will tie into two stub streets in Indian Trails Phase I. Tabled. 180 day extension expires 5-8-18. **Applicant will be presenting a revised submittal for preliminary site plan approval.**
- d) **Line-X of Greater Cleveland.** Building plan and site plan approval for a commercial building located at PPN: 483-13-008 Royalton Road in a General Industrial District. Tabled. 180 day extension expires 5-8-18. Applicant requesting 180 day extension.
- 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. Applicant requesting 180 day extension.

4. New Business:

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5. **Miscellaneous**

6. **Adjournment**

04/25/18