



# City of North Royalton

Mayor Robert A. Stefanik

**Planning Commission**

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## **PLANNING COMMISSION AGENDA**

**Wednesday, June 6, 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) Brandi Cuthrell of JVM Realty Corporation on behalf of **Dover Farms Apartments** is seeking site plan approval for a dog park located at 8290 Royalton Road, also known as PPN: 482-32-002, in a RM-D Multi-family District.
  - b) **Kristi Pianka of Hollywood Hounds Pet Spa** and **Arielle Scavnicky of Cleveland Grooming Academy** are requesting a similar use determination as set forth in C.O. 1276.03 (b), 1262.08 (b), in order to operate a pet grooming business in Town Center Plaza (K & F Property Town Center LLC) 13513 West 130<sup>th</sup> Street, also known as PPN: 483-07-001, which is located in a Local Business District.
5. **Adjournment**

### **REGULAR MEETING**

1. **Call to Order**
2. **Approval of Minutes**
3. **Old Business:**
  - a) **The Swim of Things.** 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. Tabled on 5-2-18.

- b) **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.
- c) **Morel Landscaping, LLC.** Robert Morel of Morel Landscaping, LLC and LAF Development, LLC is before the PC regarding 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. Tabled. A 90 day extension was granted on 3-7-18.
- 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 granted on 5-2-18. Expires 10-29-18.
- 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. 180 day extension granted on 5-2-18. Expires 10-29-18.
- f) **Online Liquidation Auction.** Seeking site plan approval for proposed parking lot improvements at the northwest corner of the existing building located at 8748 Ridge Road, also known as P: 482-12-016 and PPN: 482-12-030 in a Local Business District. Tabled 12-6-17.
- g) **Tony Tomaro on behalf of Tomaro Properties** is seeking approval of a lot split and consolidation of PPN: 489-12-010 also known as 6700 Wallings Road and PPN: 489-12-011 also known as 12057 Ridge Road currently zoned as R1-A District. Tabled. 90 day extension granted on 4-4-18. Expires 7-3-18.

#### 4. **New Business:**

- a) Brandi Cuthrell of JVM Realty Corporation on behalf of **Dover Farms Apartments** is seeking site plan approval for a dog park located at 8290 Royalton Road, also known as PPN: 482-32-002, in a RM-D Multi-family District.
- b) Kristi Pianka of **Hollywood Hounds Pet Spa** and **Arielle Scavnicky of Cleveland Grooming Academy** are requesting a similar use determination as set forth in C.O. 1276.03 (b), 1262.08 (b), in order to operate a pet grooming business in Town Center Plaza (K & F Property Town Center LLC) 13513 West 130th Street, also known as PPN: 483-07-001, which is located in a Local Business District.

#### 5. **Miscellaneous**

#### 6. **Adjournment**

6/4/18