



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: dveverka@northroyalton.org

Fax: 440-582-3089

PLANNING COMMISSION

AGENDA

Thursday, August 1, 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) **PC18-17: Campbell Construction** on behalf of **Winkler Enterprise, LLC** is seeking approval for lot consolidation of PPN: 483-14-003 and 483-14-045, also known as 13134 York Road, in a General Industrial District.
 - b) **PC18-18: Campbell Construction** on behalf of **Royalton Architectural Fabrications** and **Winkler Enterprise, LLC** is seeking site plan approval to construct a 36,468 sq. ft. building and associated asphalt paved parking lot located at 13134 York Road, also known as PPN: 483-14-003 and 483-14-045 in a General Industrial District.
5. **Adjournment**

REGULAR MEETING

1. **Call to Order**
1. **Approval of Minutes**
2. **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.** *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 8-8-18. Tabled.
- c) **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 G.I. District. Tabled. 180 day extension granted on 5-2-18. Expires 10-29-18.
- d) 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 RRZ District. Tabled. 180 day extension granted on 5-2-18. Expires 10-29-18.
- e) **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.

4. **New Business:**

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- b) **PC18-18: Campbell Construction** on behalf of **Royalton Architectural Fabrications** and **Winkler Enterprise, LLC** is seeking site plan approval to construct a 36,468 sq. ft. building and associated asphalt paved parking lot located at 13134 York Road, also known as PPN: 483-14-003 and 483-14-045 in a General Industrial District.

5. **Miscellaneous**

6. **Adjournment**

djv:7/17/18