



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, October 3, 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) **PC18-21: McDonalds Restaurant.** Larsen Architects on behalf of property owner McDonalds Corporation and franchise owner Dave Gnatowski is seeking building and site plan approval for renovation of a McDonalds Restaurant franchise food establishment. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at 5304 Royalton Road also known as PPN: 488-19-011, in a TCD District.
 - b) **PC10-24: VCA York Royalton Animal Hospital.** Environmental Design Group on behalf of VCA York Royalton Animal Hospital and property owner Nancy Ruff is seeking site plan approval for proposed parking lot expansion at the rear of property located at 8029 York Road, also known as PPN: 482-01-003, in a General 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. The Final Plan approval was granted on 9-7-16. 180 day extension expires 1-28-19. Tabled.
- c) **EMC, Inc. – 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.**
- d) TDA on behalf of property owner **North Royalton City Schools** is seeking site plan approval for the proposed 145,000 sq. ft. +/- **elementary school** to serve grades PK-4 for North Royalton City Schools. The project will also include access drives off of State Road, a bus and emergency vehicle road that loops the building, parking, two playground areas and a stormwater management area. The facility will be located on PPN: 487-18-015 and PPN: 487-22-001 at the southwest corner of Valley Parkway and State Road in a Public Facilities District. Applicant received Preliminary Site Plan Approval on 3/28/18. *The revised plan application will be heard on 11/8/18.*

4. **New Business:**

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5. **Miscellaneous**

6. **Adjournment**

djv:9/25/18