



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

Wednesday, January 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. **Paul Hochstettler on behalf of Woodland Mulch LLC and property owner James Casciano of York and Wallings LLC** is seeking site plan approval for 12020 York Road, also known as PPN: 483-06-003 currently zoned as a General Industrial District.
 - B. **ORDINANCE NO. 17-141 – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PERMANENT PARCEL NOS. 489-02-005 AND 489-03-019 FROM THEIR PRESENT RESIDENTIAL (R1A) ZONING CLASSIFICATION TO SENIOR CITIZEN DISTRICT (SCD) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT OMNI PROPERTY COMPANIES.**
5. **Adjournment**

REGULAR MEETING

1. **Call to Order**
2. **Approval of Minutes**
3. **Old Business**
 - A. **Huntington Park Subdivision Phase 4.** 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. Tabled. 180 day extension expires 3-5-18.

- B. **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.
- C. **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.
- 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 Rural Residential Zoning District. Tabled: 5-17-17
- E. **Pierre and Gabriella Zanin** are seeking preliminary site plan approval for proposed office/warehouse facility located at **13688 York Road**, also known as PPN:483-15-024, in a General Industrial District. Preliminary site plan approval received 12-20-17. **The Applicant is returning for final site plan approval.**

4. **New Business**

- A. **Paul Hochstettler on behalf of Woodland Mulch LLC and property owner James Casciano of York and Wallings LLC** is seeking site plan approval for 12020 York Road, also known as PPN: 483-06-003 currently zoned as a General Industrial District.
- B. **ORDINANCE NO. 17-141** – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PERMANENT PARCEL NOS. 489-02-005 AND 489-03-019 FROM THEIR PRESENT RESIDENTIAL (R1A) ZONING CLASSIFICATION TO SENIOR CITIZEN DISTRICT (SCD) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT OMNI PROPERTY COMPANIES.

5. **Miscellaneous**

6. **Adjournment**