



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, March 7, 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) **Tri-County Industrial Storage Phase IV.** Mann Parsons Gray Architects on behalf of Tri-County Industrial Storage are seeking site plan approval for Phase IV which includes two proposed buildings and associated access drives located at 10155 Royalton Road, also known as PPN: 483-24-003, in a General Industrial District.
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 General Industrial District. These approvals, including similar use approval, were received on 2/22/17 for the southern parcel. *A 30 day extension was granted on 2-7-18.*

- c) **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 Indian Trails Phase I. Tabled. 180 day extension expires 5-8-18.
- d) **Line-X of Greater Cleveland.** Building plan and preliminary 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.
- 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.
- f) **Campea and Sons Construction.** Gaetano and Giuseppina Campea of Campea and Sons Construction Inc. members of G.C. Real Estate LLC are seeking site plan approval for 14910 York Road, also known as PPN: 483-27-010 currently zoned as a General Industrial District. Tabled: 2-7-18 (30 days).

4. **New Business:**

- a) **Tri-County Industrial Storage Phase IV.** Mann Parsons Gray Architects on behalf of Tri-County Industrial Storage are seeking site plan approval for Phase IV which includes two proposed buildings and associated access drives located at 10155 Royalton Road, also known as PPN: 483-24-003, in a General Industrial District.

5. **Miscellaneous**

6. **Adjournment**

03/6/18