



# City of North Royalton

Mayor Robert A. Stefanik  
Planning Commission

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## PLANNING COMMISSION AGENDA

Thursday, January 3, 2019

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) **PC19-01:** Dan Egizii of **EGZ Properties** is seeking building and site plan approval for construction of a 12,000 sq. ft. office warehouse building along with associated site improvements located at 9925 Royalton Road, also known as PPN: 483-26-002 in General Industrial District.
  - b) **PC19-02:** Chris Bailey of **Bailey Development** is seeking Sketch Plan Approval for a minor subdivision consisting of (4) four single family lots with a private drive on an 8 acre parcel of property. The proposed minor subdivision will be located on PPN: 486-17-013 off Watercrest Drive in a Rural Residential Zoning District.
  - c) **PC19-03: ORDINANCE NO. 18-137 – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PERMANENT PARCEL NO. 482-01-006 FROM ITS PRESENT RESIDENTIAL (R1A) ZONING CLASSIFICATION TO GENERAL BUSINESS (GB) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT OMNI SENIOR LIVING, AND DECLARING AN EMERGENCY.**
  - d) **PC19-04: OMNI Senior Living** is seeking site plan approval for the proposed Senior Living residential community consisting of a combination of congregate living, assisted living, memory care and congregate villas. This community will be located on **PPN: 482-01-004, 482-01-005, 482-01-008 and 482-01-010 York Road** in General Business District and **PPN: 482-01-006 York Road** located in its present Residential (R1A) Zoning District proposed to be rezoned to 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 11-8-18. A 180 day extension expires 5-7-19.
- 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.

### 4. New Business:

- a) **PC19-01:** Dan Egizii of **EGZ Properties** is seeking building and site plan approval for construction of a 12,000 sq. ft. office warehouse building along with associated site improvements located at 9925 Royalton Road, also known as PPN: 483-26-002 in General Industrial District.
- b) **PC19-02:** Chris Bailey of **Bailey Development** Is seeking Sketch Plan Approval for a minor subdivision consisting of (4) four single family lots with a private drive on an 8 acre parcel of property. The proposed minor subdivision will be located on PPN: 486-17-013 off Watercrest Drive in a Rural Residential Zoning District.
- c) **PC19-03: ORDINANCE NO. 18-137 – AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PERMANENT PARCEL NO. 482-01-006 FROM ITS PRESENT RESIDENTIAL (R1A) ZONING CLASSIFICATION TO GENERAL BUSINESS (GB) ZONING CLASSIFICATION AS REQUESTED BY APPLICANT OMNI SENIOR LIVING, AND DECLARING AN EMERGENCY.**
- d) **PC19-04: OMNI Senior Living** is seeking site plan approval for the proposed Senior Living residential community consisting of a combination of congregate living, assisted living, memory care and congregate villas. This community will be located on **PPN: 482-01-004, 482-01-005, 482-01-008 and 482-01-010 York Road** in General Business District and **PPN: 482-01-006 York Road** located in its present Residential (R1A) Zoning District proposed to be rezoned to General Business District.

### 5. Miscellaneous

### 6. Adjournment