



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, October 2, 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) **PC19-32: OMNI SLF North Royalton, LLC** – Dempsey Surveying Company on behalf of property owner OMNI SLF North Royalton, LLC is seeking approval for a lot consolidation of PPN: 482-01-004, 482-01-005, 482-01-006, 482-01-008 and 482-01-010 in General Business (GB) District zoning.
 - b) **PC19-33: JPMorgan Chase Bank, N.A.** – The Architects Partnership, LTD on behalf of JPMorgan Chase Bank, N.A. and property owner Rite Royalton - OH, is seeking final building and site plan approval to redevelop an existing retail lot to a financial institution. The scope includes demolition of an existing building, complete site redesign for a new bank building with parking and remote drive-through ATM. The site is located at 13955 State Road also known as PPN: 488-19-001 in Town Center (TCD-2) District zoning.
5. **Adjournment**

REGULAR MEETING

1. **Call to Order**
2. **Approval of Minutes**
3. **Old Business:**
 - a) **PC19-25: Robert and Katherine Ventura** – seeking site plan approval for a minor subdivision consisting of (3) three single family lots with a private drive on an 8.8 acre parcel of property. The proposed minor subdivision will be located at 6800 Edgerton Road also known as PPN: 487-20-010 in Residential (RRZ) District zoning. *This item will be reviewed at the 10/2/19 PC meeting.*

- b) **Robert and Katherine Ventura** – seeking approval of a lot split for (3) single family lots on an 8.8 acre parcel of property located at 6800 Edgerton Road also known as PPN: 487-20-010 in Residential (RRZ) District zoning. *This item will be reviewed at the 10/2/19 PC meeting.*
- c) **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 Residential (R1-A) zoning District. Phase 4 will be an extension of Angelina Drive. The Final Plan approval was granted on 9-7-16. Approval expired 9-8-17. The latest 180 day extension expires 12-2-19. Tabled.
- d) **PC19-24: Bailey Development** – Chris Bailey of Bailey Development is seeking Preliminary Plan approval for a minor subdivision consisting of (5) five single family lots on 8.25 acre parcels of property. The proposed minor subdivision will be located on PPN: 486-17-013 and PPN: 486-17-012 in Residential (RRZ) District zoning. The proposed minor subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. Request to table on 7-10-19. Tabled.
- e) **PC18-21: McDonalds Restaurant.** Larsen Architects on behalf of property owner McDonalds Corporation and franchise owner Stephen Payne 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. *Applicant will be requesting a 180 day extension.*

4. **New Business:**

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5. **Miscellaneous**

6. **Adjournment**