



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

PLANNING COMMISSION AGENDA

Wednesday, December 4, 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) **PC19-37:** Jacqueline Canter on behalf of **BlueLine Classics** and current property owner David Liddy is seeking similar use determination in order to operate a classic car reconditioning and restoration business at 11035 State Road also known as PPN:489-19-007 and 489-19-008 in General Business (GB) District zoning. The building is situated on two parcels.
- b) **PC19-38:** Thorson Baker Engineers on behalf of the **North Royalton Board of Education** is proposing to install a gravity flow mainline sanitary sewer. The project will start at the location of the new elementary school site located at 16400 State Road also known as PPN: 487-18-041 and extend south to Edgerton Road then extend east along Edgerton Road to the intersection with Waterbridge Drive for a length of 2,450 lineal feet (0.46 miles) within the public right-of-way.
- c) **PC19-39:** DS Architecture LLC on behalf of **Diocese of Cleveland / St. Albert the Great** is seeking approval for a lot consolidation of PPN: 488-01-003, 488-01-013, 488-01-014, 488-01-015, 488-01-029 in Public Facility (PF) District zoning.
- d) **PC19-40:** DS Architecture LLC on behalf of **Diocese of Cleveland / St. Albert the Great** is seeking building and site plan approval for construction of a 25,000 sq. ft. building along with associated site improvements located at 6667 Wallings Road, also known as PPN: 488-01-003, 488-01-013, 488-01-014, 488-01-015, 488-01-029 in Public Facility (PF) District zoning. The project will consist of upgrades for existing campus to address internal safety and traffic flow along with accessibility and a new 25,000 sq. ft. Parish Life Center with gathering spaces and parish offices.
- e) **PC19-41:** PBM Wireless Services LLC on behalf of **Verizon Wireless** is seeking conditional use approval for a new wireless telecommunications facility located at the

North Royalton Sewage Plant (B) located at 11355 Sprague Road, also known as PPN: 481-07-026 in Public Facility (PF) District zoning.

- f) **PC19-42:** PBM Wireless Services LLC on behalf of **Verizon Wireless** is seeking preliminary site plan approval for a wireless telecommunications facility located at the North Royalton Sewage Plant (B) located at 11355 Sprague Road, also known as PPN: 481-07-026 in Public Facility (PF) District zoning.

5. Adjournment

REGULAR MEETING

1. Call to Order

2. Approval of Minutes

3. Old Business:

- a) **PC19-24.1: 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 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. Tabled on 7-10-19. *Applicant to present revised plans.*
- b) **PC18-25: Hugh and Margaret Kerr** – Seeking approval to install an 8” diameter sanitary sewer extension to connect to the public sanitary sewer along Akins Road for a length of 229.5 ft. within the public right-of-way to service PPN: 483-19-002 located in a Residential (R1-A) District zoning. PC approved on November 8, 2018. Tabled. 180 day extension granted 11-7-19.
- c) **PC19-36: Stay-A-While Cat Shelter, Inc.** – Cynthia Pardee and Philip McPherson on behalf of Stay-A-While Cat Shelter, Inc. are seeking building and site plan approval for construction of a 6,289 sq. ft. building located at 12662 York Delta Drive, also known as PPN: 483-06-013 in General Industrial (GI) District zoning. Tabled on 11-7-19. *Applicant to present revised elevation plans.*

4. New Business:

- a) **PC19-37:** Jacqueline Canter on behalf of **BlueLine Classics** and current property owner David Liddy is seeking similar use determination in order to operate a classic car reconditioning and restoration business at 11035 State Road also known as PPN:489-19-007 and 489-19-008 in General Business (GB) District zoning. The building is situated on two parcels.
- b) **PC19-38:** Thorson Baker Engineers on behalf of the **North Royalton Board of Education** is proposing to install a gravity flow mainline sanitary sewer. The project will start at the location of the new elementary school site located at 16400 State Road also known as PPN: 487-18-041 and extend south to Edgerton Road then extend east along Edgerton Road to the intersection with Waterbridge Drive for a length of 2,450 lineal feet (0.46 miles) within the public right-of-way.

- c) **PC19-39:** DS Architecture LLC on behalf of **Diocese of Cleveland / St. Albert the Great** is seeking approval for a lot consolidation of PPN: 488-01-003, 488-01-013, 488-01-014, 488-01-015, 488-01-029 in Public Facility (PF) District zoning.
- d) **PC19-40:** DS Architecture LLC on behalf of **Diocese of Cleveland / St. Albert the Great** is seeking building and site plan approval for construction of a 25,000 sq. ft. building along with associated site improvements located at 6667 Wallings Road, also known as PPN: 488-01-003, 488-01-013, 488-01-014, 488-01-015, 488-01-029 in Public Facility (PF) District zoning. The project will consist of upgrades for existing campus to address internal safety and traffic flow along with accessibility and a new 25,000 sq. ft. Parish Life Center with gathering spaces and parish offices.
- e) **PC19-41:** PBM Wireless Services LLC on behalf of **Verizon Wireless** is seeking conditional use approval for a new wireless telecommunications facility located at the North Royalton Sewage Plant (B) located at 11355 Sprague Road, also known as PPN: 481-07-026 in Public Facility (PF) District zoning.
- f) **PC19-42:** PBM Wireless Services LLC on behalf of **Verizon Wireless** is seeking preliminary site plan approval for a wireless telecommunications facility located at the North Royalton Sewage Plant (B) located at 11355 Sprague Road, also known as PPN: 481-07-026 in Public Facility (PF) District zoning.

5. Miscellaneous

6. Adjournment