



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, March 6, 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) **PC19-07: Meadowview Subdivision** – Richard Beran on behalf of Builders & Developers Co. Inc. and Landdev LLC is seeking Final Plat approval for Meadowview Subdivision located on PPN: 481-04-050, 481-04-049 and 481-04-043 off Abbey Road in R-2 Zoning District.
 - b) **PC19-08: Robert and Katherine Ventura** – seeking sketch 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 RRZ Zoning District.
 - c) **PC19-09: Robert and Katherine Ventura** – seeking approval of a frontage split on existing street 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 RRZ Zoning District. The applicant is seeking to split one parcel into three separate parcels.
 - d) **PC19-10: Royalton Car Wash** – Russ Sposit, Jr. on behalf of Russ Sposit, Sr. is seeking site plan approval for exterior modifications to the current business located at 6165 Royalton Road also known as PPN: 487-06-003 in GB Zoning District.
 - e) **PC19-11: Chris Bailey of Bailey Development** on behalf of Paul T. Prusinski and Bradley and Crystal Weber is seeking Sketch Plan approval for a minor subdivision consisting of (5) five single family lots within a private street on an 8.25 acre parcel of property. The proposed minor subdivision will be located on PPN: 486-17-013 and PPN: 486-17-012 in RRZ Zoning District. The proposed minor subdivision will be an extension of Watercrest Drive ending in a cul-de-sac.
 - f) **PC19-12: Viewpoint Subdivision** – Richard Beran of Builders & Developers Co., Inc. on behalf of Terrence Monnelly and Viewpoint Development LLC is seeking Sketch Plan approval for **Viewpoint Subdivision**. The subdivision will consist of 14

single family residential lots on PPN: 482-28-037 R1-B Zoning District and PPN: 482-28-001 RM-D Zoning District. The proposed subdivision will be an extension of Margaret Drive and Cartwright Parkway to the south ending in two cul-de-sacs.

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 7-3-19. Tabled.
- c) **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 RRZ Zoning District. Tabled on 1-3-19. *Applicant requested to withdraw their application.*

4. New Business:

- a) **PC19-07: Meadowview Subdivision** – Richard Beran on behalf of Builders & Developers Co. Inc. and Landdev LLC is seeking Final Plat approval for Meadowview Subdivision located on PPN: 481-04-050, 481-04-049 and 481-04-043 off Abbey Road in R-2 Zoning District.
- b) **PC19-08: Robert and Katherine Ventura** – seeking sketch 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 RRZ Zoning District.
- c) **PC19-09: Robert and Katherine Ventura** – seeking approval of a frontage split on existing street 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 RRZ Zoning District. The applicant is seeking to split one parcel into three separate parcels.
- d) **PC19-10: Royaltan Car Wash** – Russ Sposit, Jr. on behalf of Russ Sposit, Sr. is seeking site plan approval for exterior modifications to the current business located at 6165 Royaltan Road also known as PPN: 487-06-003 in GB Zoning District.

- e) **PC19-11:** Chris Bailey of **Bailey Development** on behalf of Paul T. Prusinski and Bradley and Crystal Weber is seeking Sketch Plan approval for a minor subdivision consisting of (5) five single family lots within a private street on an 8.25 acre parcel of property. The proposed minor subdivision will be located on PPN: 486-17-013 and PPN: 486-17-012 in RRZ Zoning District. The proposed minor subdivision will be an extension of Watercrest Drive ending in a cul-de-sac.

- f) **PC19-12: Viewpoint Subdivision** – Richard Beran of Builders & Developers Co., Inc. on behalf of Terrence Monnelly and Viewpoint Development LLC is seeking Sketch Plan approval for **Viewpoint Subdivision**. The subdivision will consist of 14 single family residential lots on PPN: 482-28-037 R1-B Zoning District and PPN: 482-28-001 RM-D Zoning District. The proposed subdivision will be an extension of Margaret Drive and Cartwright Parkway to the south ending in two cul-de-sacs.

5. **Miscellaneous**

6. **Adjournment**

djv: 2/15/19