



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, May 8, 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) **PC19-15: Dollar Tree** – Cocca Development, Ltd. on behalf of 12822 State Road, LLC is seeking preliminary building and site plan approval for proposed Dollar Tree in order to construct a new 9,750 sq. ft. building and associated site work located at 12822 State Road also known as PPN: 488-05-019 in Town Center (TCD-3) District zoning.
- b) **PC19-16: Florio & Son Cement** – Dominic Florio on behalf of Rosa Florio is seeking building and site plan approval for construction of a 2,400 sq. ft. pole barn located at 9900 York Alpha Drive, also known as PPN: 483-14-023 in General Industrial (GI) District zoning.
- c) **PC19-17: Nicholas Gorey** – Todd Sciano of Donald Bohning & Associates on behalf of Nicholas Gorey and Jimmy Long, is seeking approval of a lot split and consolidation creating three lots from two parcels, extending a public roadway, Kimrose Lane, as well as requesting a 65 ft. variance for wetland setbacks adjacent to a category 2 wetland in order to construct a dwelling. The parcels involved are PPN: 487-12-007 and 487-11-009 located in Residential (R1-A) District zoning.
- d) **PC19-18: ORDINANCE NO. 19-42** – An ordinance amending the official zoning map by changing the zoning classification of the rear portion of PPN: 482-12-019 currently zoned Local Business (LB) zoning classification to General Business (GB) zoning classification as requested by applicant CERINO REALTY, LLC, and declaring an emergency.
- e) **PC19-19: ORDINANCE NO. 19-43** – An ordinance amending the official zoning map by changing the zoning classification of the rear portion of PPN: 482-12-020 currently zoned Residential (R1A) zoning classification to General Business (GB) zoning classification as requested by applicant CERINO REALTY, LLC, and declaring an emergency.

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 (GB) 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 Residential (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) **PC19-14:** 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 (GI) Zoning District. PC19-01 Preliminary plan approved 1-3-19 with contingencies. *Applicant seeking final approval.*

4. New Business:

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5. Miscellaneous

6. Adjournment

djv: 4/23/19