



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, June 5, 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) **PC19-20: Jessica Development** – Terrence Monnolly of Jessica Development LLC is seeking building and site plan approval for proposed project which includes construction of an 890 sq. ft. office building along with associated site improvements and demolition of existing structure, located at 14900 York Road, also known as PPN: 483-27-011 in General Industrial (GI) District zoning.
 - b) **PC19-21: Viewpoint Subdivision** – Richard Beran of Builders & Developers Co., Inc. on behalf of Terrence Monnolly and Viewpoint Development LLC is seeking Preliminary Plan approval for Viewpoint Subdivision. The subdivision will consist of 14 single family residential lots located on PPN: 482-28-037 Residential (R1-B) District zoning and PPN: 482-28-001 Residential (RM-D) District zoning. The proposed subdivision will be an extension of Margaret Drive and Cartwright Parkway to the south ending in two cul-de-sacs.
 - c) **PC19-22: ZNZ Trucking Inc.** – Zoran Cupac of ZNZ Trucking Inc. on behalf of property owner 9621 York Alpha, LLC is seeking approval of similar use to operate a truck dispatching company at 9621 York Alpha Dr., Unit F also known as PPN: 483-15-022 in General Industrial (GI) District zoning.
 - d) **PC19-23: Monarch Recovery** – Tim Murdock of TVM Enterprises Inc. doing business as Monarch Recovery is seeking approval of similar use to operate an automobile repossession company at 8700 Akins Rd., Unit #6 also known as PPN: 483-30-003 in General Industrial (GI) District zoning.
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 90 day extension expires 8-6-19.
- 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) **PC19-16: 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. Tabled.
- d) **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. Tabled.
- e) **PC18-07: Tony Tomaro on behalf of Tomaro Properties received approval for a lot split and consolidation of PPN:489-12-010 also known as 6700 Wallings Road and PPN: 489-12-011 also known as 12057 Ridge Road in Residential (R1-A) District zoning. Approval expires 6/6/19.**

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5. **Miscellaneous**

6. **Adjournment**

djv: 5/21/19