



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, July 10, 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) **PC19-24: 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.
- b) **PC19-25: Ventura, Katy and Bob** are 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 Residential (RRZ) District zoning.
- c) **PC19-26: The Inn Between Bar & Grill** -- Greg Bieniecki owner of The Inn Between Bar & Grill on behalf of property owner Manojle Bjelicic, is seeking site plan approval for proposed patio enlargement at 8684 Ridge Road, also known as PPN: 482-12-034 in Local Business (LB) District zoning.
- d) **PC19-27:** Drees Homes on behalf of **Russel Sposit** is seeking approval to amend the platted front yard setback which was approved with a lot split and consolidation by Planning Commission on 10-18-17. The property is located at 8010 Edgerton Road, also known as PPN: 487-19-028 in Residential (RRZ) 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 General Business (GB) District zoning. Tabled on 11-8-18. A 90 day extension expires 8-6-19. *(This item will be removed from table and discussed.)*
- 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 12-2-19. 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. *Applicant appearing in front of BZA 6-20-19.*
- d) **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. 90 day extension expires 9-3-19.

4. New Business:

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5. **Miscellaneous**

6. **Adjournment**

djv: 6/20/19