



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, August 7, 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) **PC19-28: ORDINANCE NO. 19-59** – AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 12 PLANNING AND ZONING CODE, CHAPTER 1270 RESIDENTIAL DISTRICTS (OTHER THAN SENIOR CITIZEN AND RURAL RESIDENTIAL DISTRICTS) SECTION 1270.12 YARDS FOR ACCESSORY BUILDINGS AND USES, PARAGRAPH (a) (B), AND DECLARING AN EMERGENCY.
 - b) **PC19-29: Discount Drug Mart** – Fischer & Associates Architects, Inc. on behalf of property owner Dave Boodjeh Discount Drug Mart, Inc. (Ja-Ba-An Dev. Co.) is seeking site plan approval for a proposed outdoor patio to be located at the westernmost tenant space at 5500 Wallings Road, also known as PPN: 489-11-004 in Local Business (LB) 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. Originally heard on 5-2-18. The latest 90 day extension expires 10-9-19. Tabled.

- 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. Approval expired 9-8-17. The latest 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. Applicant received BZA approval on 6-20-19 with contingencies. Tabled.
- 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. PC Approval expired 6/6/19. 90 day extension expires 9-4-19. Tabled.
- e) **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. Request to table on 7-10-19. Tabled.

4. **New Business:**

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5. **Miscellaneous**

6. **Adjournment**

djv: 7-23-19