



# City of North Royalton

Mayor Robert A. Stefanik

## Planning Commission

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### PLANNING COMMISSION AGENDA

Wednesday, September 4, 2019

North Royalton City Hall – 14600 State Road

Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

#### 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. *This item will be removed from Table to discuss.*
- d) **PC18-07: Tomaro Properties** – 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. *This item will be removed from Table to discuss.*
- 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.
- f) **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 western-most tenant space at 5500 Wallings Road, also known as PPN: 489-11-004 in Local Business (LB) District zoning. Requested to table on 8-7-19. Tabled. *This item will be removed from Table to discuss.*

#### 4. **Miscellaneous**

- a. **PC19-30:** Proposed transfer of PPN: 488-08-011 (11371 State Road) from the North Royalton Reutilization Program to the City of North Royalton, and approving a lot consolidation of said parcel with PPN: 488-08-004 (the YMCA).

#### 5. **Adjournment**

djv: 8-22-19