



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission
Dan Kulchytsky Building Commissioner

Diane Veverka
PC Secretary

Agenda

October 7, 2020

North Royalton City Hall – 14600 State Road
Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

REGULAR ORDER OF BUSINESS

1. Call to Order
2. Opening Ceremony – Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
5. Adjournment

PUBLIC HEARING / OPEN MEETING

1. Call to Order
 - a) **PC20-24:** Pierre Zanin is seeking site plan approval for proposed warehouse facility located at 13688 York Road also known as PPN: 483-15-024 in General Industrial (GI) District zoning. The building will be the final installment of York Road Commercial Park.
 - b) **PC20-25:** Medlock Recovery Services LLC on behalf of property owner Giuseppe Di Liberto is seeking similar use determination in order to operate an automobile repossession company at 9552 York Alpha Drive also known as PPN: 483-14-016 in General Industrial (GI) District zoning.
 - c) **PC20-26:** TDA (ThenDesign Architecture) on behalf of **North Royalton City Schools** wishes to amend their approved plan to install approximately 2,450 lineal feet (0.46 miles) of gravity flow mainline sanitary sewer within the public right-of-way. The amendment will eliminate 22 public laterals. The project will start at the location of the new elementary school site located at 16400 State Road also known as PPN: 487-18-041 and extend south to Edgerton Road then extend east along Edgerton Road to the intersection with Waterbridge Drive. The project ends near Waterbridge Drive where the new sanitary sewer will be connected to an existing sanitary sewer manhole.
 - d) **PC20-27:** 10583/10655 Royalton Rd. LLC with its principal place of business located at 10499 Royalton Road is seeking approval for a lot consolidation of PPN: 483-23-011 and PPN: 482-22-009 on Royalton Road in General Industrial (GI) District zoning.
 - e) **PC20-29:** Davey Tree Expert Company on behalf of property owner Montelone Realty, LLC is seeking similar use determination in order to operate a tree service company at 9956 Akins Road also known as PPN: 483-27-001 in General Industrial (GI) District zoning.
3. Adjournment

REGULAR MEETING

1. Call to Order

2. Old Business:

- a) **PC20-28:** 10583/10655 Royalton Rd. LLC with its principal place of business Transport Services located at 10499 Royalton Road is seeking final site plan approval for proposed tractor trailer parking expansion on PPN: 483-23-011 Royalton Road in General Industrial (GI) District zoning preliminary site plan approval received 9-2-20.
- b) **PC20-23:** Sal's Heating and Cooling, Inc. is seeking site plan approval for proposed parking lot expansion at 11701 Royalton Road, also known as PPN: 483-18-005, in General Industrial (GI) District zoning. Preliminary site plan approval received 9-2-20. *Applicant has requested to table the application to the November meeting.*

3. New Business:

- a) **PC20-24:** Pierre Zanin is seeking site plan approval for proposed warehouse facility located at 13688 York Road also known as PPN: 483-15-024 in General Industrial (GI) District zoning. The building will be the final installment of York Road Commercial Park.
- b) **PC20-25:** Medlock Recovery Services LLC on behalf of property owner Giuseppe Di Liberto is seeking similar use determination in order to operate an automobile repossession company at 9552 York Alpha Drive also known as PPN: 483-14-016 in General Industrial (GI) District zoning.
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4. Miscellaneous

5. Adjournment

djv: 9.29.20