



City of North Royalton Planning Commission

Phone: 440-582-3001

Email: dveverka@northroyalton.org

AGENDA March 4, 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. **Public Hearing / Open Meeting**
 - a) **PC20-08: Viewpoint Subdivision** – Builders & Developers Co., Inc. and Viewpoint Development LLC are seeking Preliminary Plan approval for Viewpoint Subdivision. The subdivision will consist of 15 single family residential lots located on PPN: 482-28-037 in Residential (R1-B) District zoning and PPN: 482-28-001 in 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.
 - b) **PC20-09: Quarry Park Subdivision** – Greg Zillich on behalf of Arthur Thompson, George and Pamela Glus, David and Patricia Hajnosz, Mark and Teri DeCress is seeking Sketch Plan approval for Quarry Park Subdivision. The subdivision will consist of 20 single family residential lots located off State Road on PPN: 488-09-002, 488-09-003, 488-09-012, and 488-09-044 in Residential (R1-A) District zoning.

REGULAR MEETING

1. **Old Business:**
 - a) **PC18-25: Hugh and Margaret Kerr** – No action. Received PC approval on 11-8-18 to install an 8" diameter sanitary sewer extension to connect to the public sanitary sewer along Akins Road for a length of 229.5 ft. within the public right-of-way to service PPN: 483-19-002 located in a Residential (R1-A) District zoning. Extension granted 11-7-19; expires 5-5-20. Tabled.
 - b) **PC20-01: Spruce Run Apartments** – Richard Porter on behalf of Spruce Lake, Ltd. and Spruce Run Apartments is seeking site plan approval for construction of a new masonry enclosure for trash compactor located at 13290 Spruce Run Drive, also known

as PPN: 483-07-005 and 483-07-013 in Residential (RM-D) Multi-Family District zoning. This item was tabled at the 2-5-20 PC meeting. *Applicant to present site plan.*

- c) **PC20-02: Deer Creek Apartments** – Richard Porter on behalf of Deer Creek Apartments, Ltd. and Deer Creek Apartments is seeking site plan approval for new construction of an enclosure for a trash compactor at 12445 Deer Creek Drive, also known as PPN:483-17-004 in Residential (RM-D) Multi-Family District zoning. This item was tabled at the 2-5-20 PC meeting. *Applicant to present site plan.*
- d) **PC20-06: Quinn Management Group** on behalf of Kathleen Timan is seeking Preliminary Plan approval for five two-family townhomes at 8641 West 130th Street also known as PPN: 481-03-053 and PPN: 481-03-054 in Planned Unit Development (PUD) District zoning. This item was tabled at the 2-5-20 PC meeting. *Applicant to present preliminary plan.*
- e) **PC18-21E: McDonalds Corporation – Larsen Architects** on behalf of property owner Stephen Payne and Area Construction Manager Dave Gnatowski received approval on 10-3-18 for building and site plan approval for renovation to the current McDonalds Restaurant franchise food establishment located at **5304 Royalton Road** also known as PPN: 488-19-011, in TCD District zoning. A 180 day extension was granted on 10-3-18 and will expire on 3-30-20. *Applicant requesting an additional 180 day extension.*

2. New Business:

- a) **PC20-08: Viewpoint Subdivision** – Builders & Developers Co., Inc. and Viewpoint Development LLC are seeking Preliminary Plan approval for Viewpoint Subdivision. The subdivision will consist of 15 single family residential lots located on PPN: 482-28-037 in Residential (R1-B) District zoning and PPN: 482-28-001 in 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.
- b) **PC20-09: Quarry Park Subdivision** – Greg Zillich on behalf of Arthur Thompson, George and Pamela Glus, David and Patricia Hajnosz, Mark and Teri DeCress is seeking Sketch Plan approval for Quarry Park Subdivision. The subdivision will consist of 20 single family residential lots located off State Road on PPN: 488-09-002, 488-09-003, 488-09-012, and 488-09-044 in Residential (R1-A) District zoning.
- c) **PC20-10: Ordinance No. 20-40** – Council has referred to PC the amendment of the Codified Ordinances of the City of North Royalton Part 12 Planning and Zoning Code, Chapter 1282 Off-Street Parking and Loading, Section 1282.03 Definition; Measurement Standards, Section 1282.05 Schedule of Parking Requirements, Section 1282.10 Parking Area Improvements, Section 1282.12 Criteria to Determine Basic Stall Size and repealing Part 12 Planning and Zoning Code, Chapter 1282 Off-Street Parking and Loading, Section 1282.13 Table of Design Dimension for Various Parking Angles and creating a New Section 1282.17 Landscaping and Screening, and Declaring an Emergency.

3. Miscellaneous

4. Adjournment