



# City of North Royalton

## Planning Commission

**Agenda**  
**March 3, 2021**

Diane Veverka  
PC Secretary

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) **PC21-04: The Norwood Group** on behalf of Tri Norwood Holdings, LLC is seeking approval for a lot split of PPN: 487-10-011 located at 5389 Royalton Road in Town Center (TCD) District zoning.
  - b) **PC21-05: The Norwood Group** on behalf of Tri Norwood Holdings, LLC is seeking site plan approval for proposed office building with associated site development at 5389 Royalton Road also known as PPN: 487-10-011 in Town Center (TCD) District zoning.
  - c) **PC21-06: What's the Scoop?** Doug Crandall owner of What's the Scoop? ice cream shop is seeking site plan approval on behalf of property owner Mary and David Tamburro for a proposed pick-up window at 5160 Wallings Road also known as PPN: 489-19-051 in Local Business (LB) District zoning.
2. Adjournment

### REGULAR MEETING

1. Call to Order
2. Old Business:
  - a) **PC21-07: Morel Landscaping LLC** on behalf of property owner Beckwith Holding LLC / Woodland Mulch LLC is requesting a similar use determination for proposed mulching operation (manufacture and sales) located at 12020 York Road also known as PPN: 483-06-003 in General Industrial (GI) District zoning. (*Tabled – Applicant submitted revised plan to be considered*).
  - b) **PC21-08: Morel Landscaping LLC** on behalf of property owner Beckwith Holding LLC / Woodland Mulch LLC is seeking preliminary site plan approval for proposed mulching operation (manufacture and sales) located at 12020 York Road also known as PPN: 483-06-003 in General Industrial (GI) District zoning. (*Tabled – Applicant submitted revised plan to be considered*).

- c) **PC20-09ext: Viewpoint Subdivision** – Builders & Developers Co. Inc. and Viewpoint Development LLC are seeking an extension of the Preliminary Plan approval received on 3-4-2020. 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.

3. New Business:

- a) **PC21-04: The Norwood Group** on behalf of Tri Norwood Holdings, LLC is seeking approval for a lot split of PPN: 487-10-011 located at 5389 Royalton Road in Town Center (TCD) District zoning.
- b) **PC21-05: The Norwood Group** on behalf of Tri Norwood Holdings, LLC is seeking site plan approval for proposed office building with associated site development at 5389 Royalton Road also known as PPN: 487-10-011 in Town Center (TCD) District zoning.
- c) **PC21-06: What's the Scoop?** Doug Crandall owner of What's the Scoop? ice cream shop is seeking site plan approval on behalf of property owner Mary and David Tamburro for a proposed pick-up window at 5160 Wallings Road also known as PPN: 489-19-051 in Local Business (LB) District zoning.

4. Miscellaneous

5. Adjournment