



City of North Royalton

Planning Commission

Agenda

September 8, 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 / REGULAR MEETING

1. Call to Order
2. New Business:
 - a) **PC21-25: Cuyahoga Landmark on behalf of property owner Transport Services** is seeking final site plan approval in order to install two new fuel tanks: one 1,000-gallon double wall on-road diesel fuel tank and one 300-gallon gas tank. at 10499 Royalton Road also known as PPN: 483-24-008 in General Industrial (GI) District zoning.
 - b) **PC21-30: Shawn Inks** is seeking site plan approval for a minor subdivision consisting of (4) four single family lots with a private drive on a 14.62-acre parcel of property. The proposed minor subdivision will be located at PPN: 485-27-003 on Ridge Road in the Rural Residential (RRZ) District zoning.
 - c) **PC21-29: Shawn Inks** is seeking site plan approval of a lot split for (4) single family lots on a 14.62-acre parcel of property located at PPN: 485-27-003 on Ridge Road in the Rural Residential (RRZ) District zoning.
 - d) **PC21-26: Larsen Architects on behalf of property owner McDonald's Corp. LLC** is seeking building and site plan approval for renovation of a McDonalds Restaurant franchise food establishment. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at 5304 Royalton Road also known as PPN: 488-19-011, in a TCD District.
 - e) **PC21-27: Jones Lang LaSalle (JLL) on behalf of Bank of America and property owner Tri Norwood Holdings LLC** is seeking conditional use approval in order to install a drive-up ATM service for Traditional Banking and Financial Services at 5389 Royalton Road also known as PPN: 487-10-011 in Town Center (TCD-5) District zoning.
 - f) **PC21-28: Jones Lang LaSalle (JLL) on behalf of Bank of America and property owner Tri Norwood Holdings LLC** is seeking final 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-5) District zoning.

3. Old Business:

- g) **PC21-24: OMNI Senior Living on behalf of Vitalia Senior Living** is seeking approval of site changes related exclusively to the villas and alterations to their design. This project is located on PPN: 482-01-086 York Road in General Business (GB) District zoning.
- h) **PC21-23: Royalton Supply Landscape Center on behalf of property owner Abraxus Salt, LLC** is seeking preliminary site plan approval for proposed multi-use building including site improvements at 11528 Royalton Road also known as PPN: 483-11-007 in General Industrial (GI) District zoning.

4. Miscellaneous

5. Adjournment

dv:7.30.21