



City of North Royalton

Planning Commission

Agenda

January 5, 2022

Kyle Reisz
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

Old Business: None

New Business:

- a) **PC22-01: Jerry & Mary O’Flanagan** are seeking approval to amend the platted front yard setback which was approved with a lot split and consolidation by Planning Commission on 10-18-17. The property is an un-addressed parcel on Edgerton Road, also known as PPN: 487-19-022 in the Rural Residential (RRZ) District zoning.
- b) **PC22-02: Ryan Bohland** is seeking approval for a non-conforming lot split and the site plan approval for one (1) single family home on a 4.71-acre parcel of property located at 11349 Abbey Road also known as PPN: 481-27-021 in the Residential (RM-D) District zoning.
 - a. The applicant is requesting for a 43'+/- lot width along Abbey Road where 80' is required.
 - b. Site Plan approval would acknowledge and permit a 550' setback from Abbey Road for the new single-family house.
- c) **PC22-03 ORDINANCE NO. 21-213** – An ordinance amending the official zoning map by changing the zoning classification of permanent parcel nos. 482-27-001 and 482-27-008 currently zoned Research Office (RO) zoning classification to Residential (R1-B) zoning classification as requested by applicant Russell Sposit (CWP Enterprises, LLC) and declaring an emergency.

4. Adjournment