



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

Dave Smerek – Interim Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on **October 5, 2022** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

David Scherbaum, owner of Mobility.Agility.Quickness, LLC on behalf of property owner Gold Star, is seeking final site plan approval for the business located at 12359 Abbey Road also known as PPN: 483-03-003 in General Industrial (GI) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division
Dave Smerek, Interim Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

12359 ABBEY RD BLD A MOBILITY. ABILITY. QUICKNESS. LLC
NORTH ROYALTON OHIO 44133 483-03-003
Address Name of Occupant, Business or Tenant (if applicable)
Permanent Parcel Number Zoning District and Ward

2. Property Owner of Parcel:

GOLD STAR GOLD STAR
12359 ABBEY RD (216) 375-7462
Name Name of Business (if applicable)
Address Phone
NORTH ROYALTON OHIO 44133 DNOFER21@GMAIL.COM
City, State and Postal Code Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

DAVID SCHENBAUM MOBILITY. ABILITY. QUICKNESS. LLC
12359 ABBEY RD BLDG A (216) 402-7446
Name Name of Business (if applicable)
Address Phone
NORTH ROYALTON OHIO 44133 607MAR@YAHOO.COM
City, State and Postal Code Email (electronic mail)

For Office Use Only

9-1-22 OCT. 5, 2022 PC22-10
Date Application Submitted Meeting Date Assigned Identification Number Assigned
\$300 CR #2408
Application Fee Payment Information (date, check number, cash, etc.)
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

- OPEN CONCEPT TRAINING FACILITY
- RE-BUILDING FROM PREVIOUS FIRE DAMAGE.
- INDOOR TURF AND BASKETBALL COURT

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

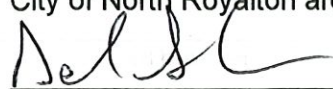
- ☐ Preliminary Site Plan Approval
- ☒ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
- ☐ Preliminary Site Plan Approval
- ☐ Final Site / Preliminary Plat Approval
- ☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.



Applicant Signature

DAVID SCHIENBAUM TOWN

Printed Name and Title

Date

8/22/22



Owner Signature

Kathleen D. Noel

Printed Name and Title

Date

8-29-22

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

**6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)**

I, Kathleen Nofel (name) of GOLD STAR
(company, if applicable), hereby certify that I/we are the OWNERS
(owner(s), executor(s), etc.) of 12359 ABBEY RD BUS 6 A/B ^{NORTH ROYALTON OH 44133} (property address or
permanent parcel number) and further verify that DAVID SCHIERBAUM (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

Kathleen D Nofel
Signature

8-29-22
Date

Before me, a Notary Public in and for said county, personally appeared Tejay Anderson
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony where of I have hereunto set my hand and official seal at 12359 ABBEY RD BUS 6 A
Ohio on this 29 day of AUGUST, 20 22. ^{NORTH ROYALTON OHIO 44133}

[Signature]
Notary Signature

Seal:

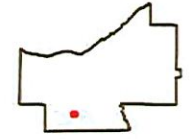
State of Ohio
County of Cuyahoga



TEJAY ANDERSON
Notary Public, State of Ohio
My Commission Expires:
March 27, 2027

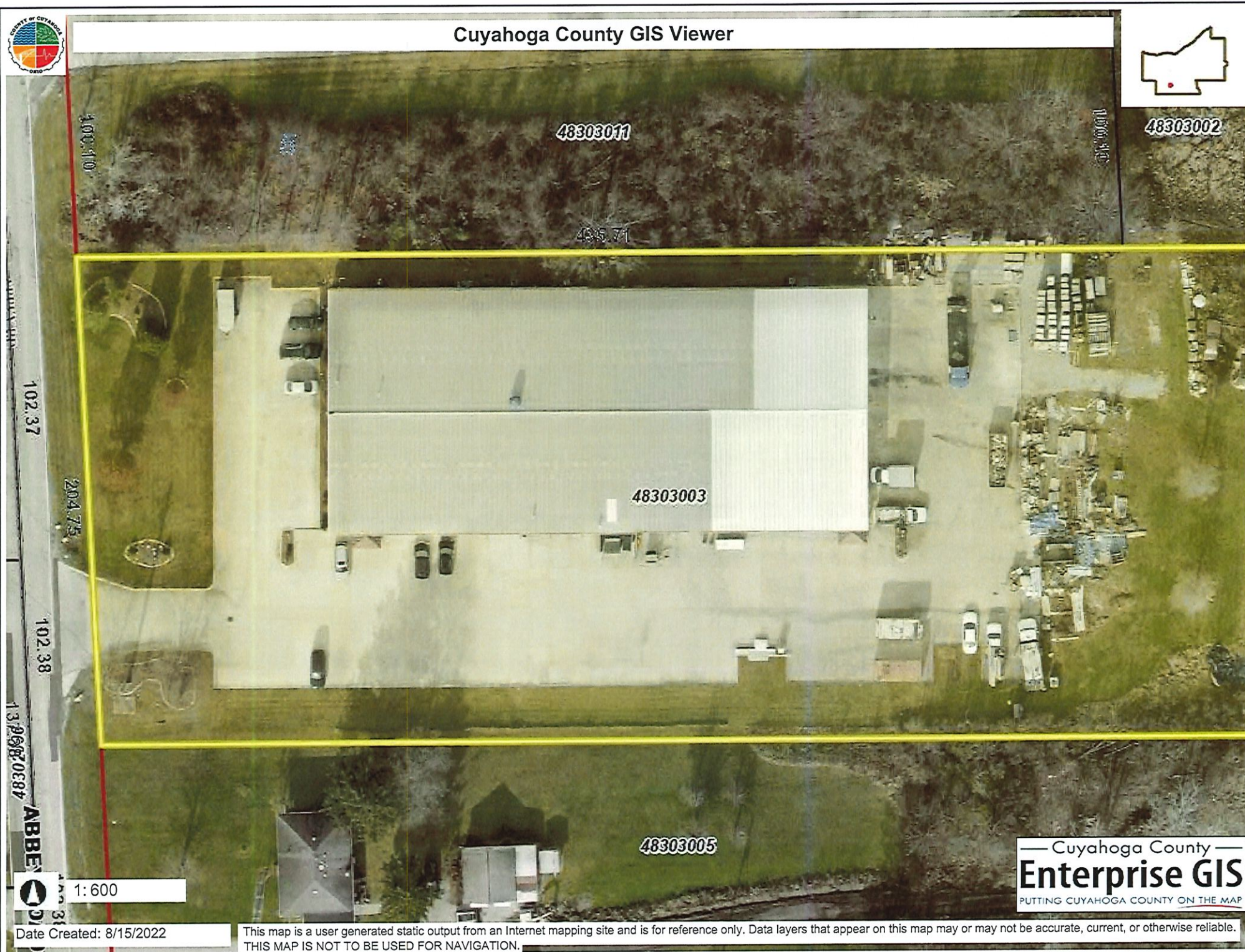


Cuyahoga County GIS Viewer





Cuyahoga County GIS Viewer

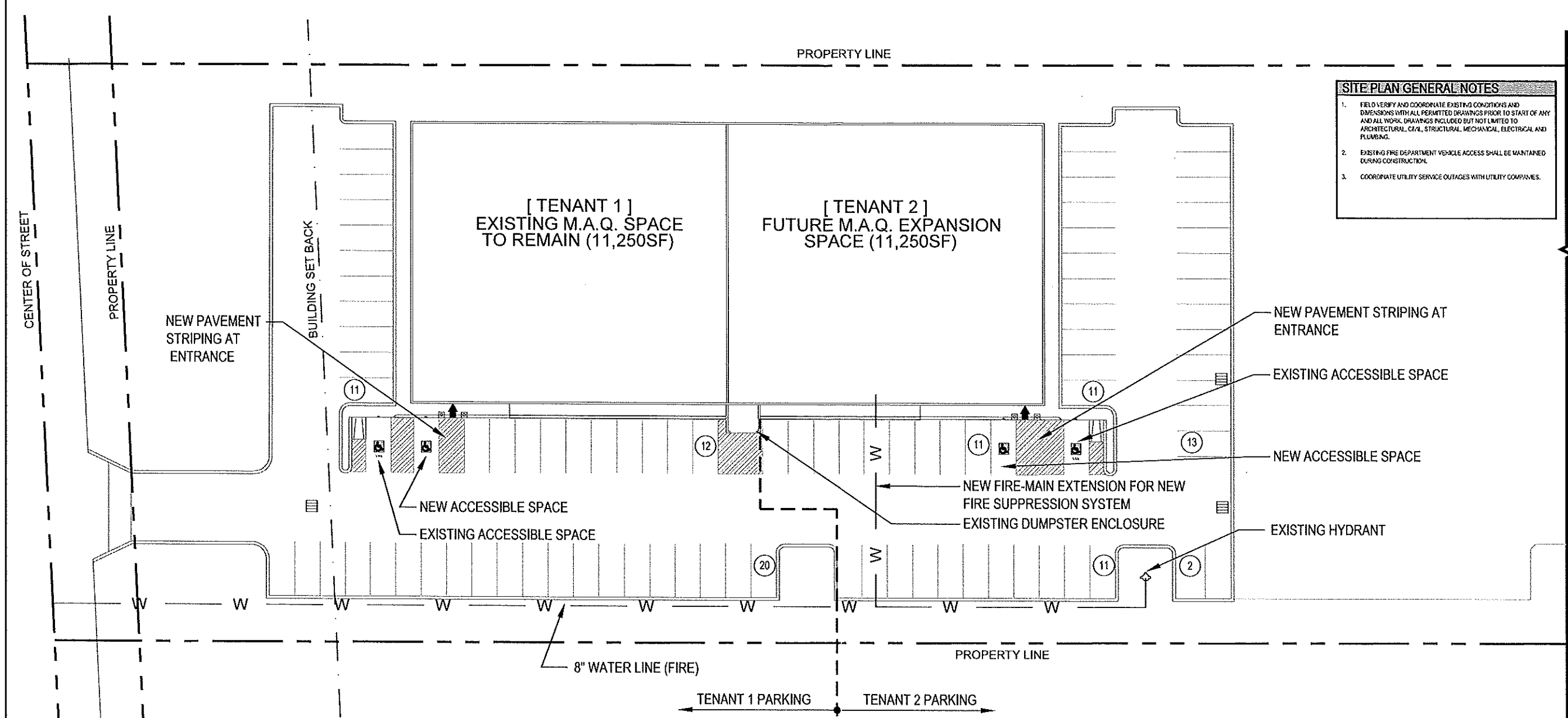


— Cuyahoga County —
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

1:600

Date Created: 8/15/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.



- SITE PLAN GENERAL NOTES**
1. FIELD VERIFY AND COORDINATE EXISTING CONDITIONS AND DIMENSIONS WITH ALL PERMITTED DRAWINGS PRIOR TO START OF ANY AND ALL WORK. DRAWINGS INCLUDED BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.
 2. EXISTING FIRE DEPARTMENT VEHICLE ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION.
 3. COORDINATE UTILITY SERVICE OUTAGES WITH UTILITY COMPANIES.

PRELIMINARY
NOT FOR
CONSTRUCTION

arkinetice
architects + urbanists
Architecture • Planning • Interiors • Preservation • Urban Design
WWW.ARKINETICS.COM
Cleveland Office
3723 Pearl Road
Cleveland, OH 44109
P: 216.745.7800
F: 216.745.1300

PROJECT:
INTERIOR TENANT IMPROVEMENTS FOR:
M.A.Q. TRAINING CENTER
12359 Abbey Road
North Royalton, OH 44113

MARK: ISSUE: PLANNING COMMISSION DATE: 8/30/2022

PROJECT #: 22002.01
DRAWN BY: BRP CHECKED BY: DB

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DRAWING TITLE:
ARCHITECTURAL SITE PLAN

PARKING SUMMARY:

ACCESSIBLE SPACES: 4
STANDARD SPACES: 87
TOTAL SPACES: 91

PARKING REQUIRED PER 1282.05:
1 SPACE PER 4 SEATS
TOTAL SEATING PROVIDED: 36 / 4 = 9 SPACES
TOTAL PARKING PROVIDED FOR TENANT 2: 48

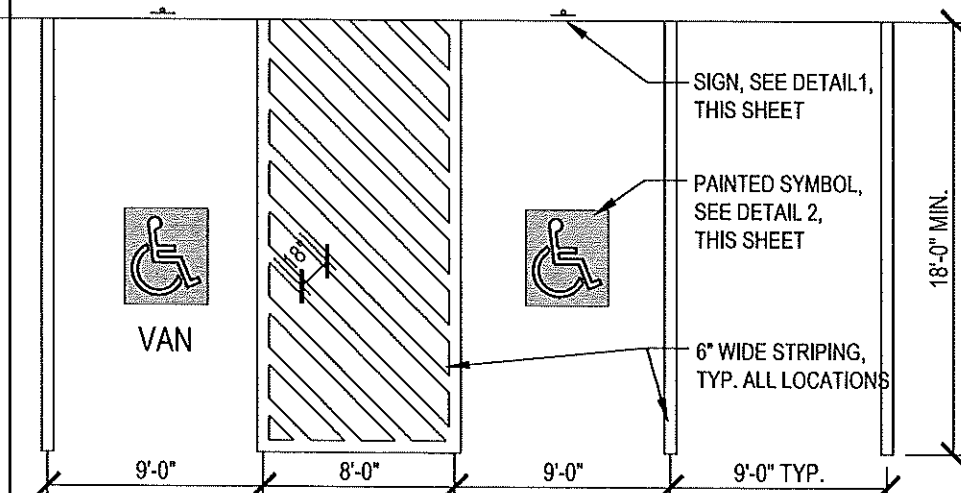
ARCHITECTURAL SITE PLAN

1" = 40'-0"
NOTE:
THIS SITE PLAN IS DIAGRAMMATICAL AND SHALL NOT BE
CONSTRUED AS AN ACTUAL SURVEY.

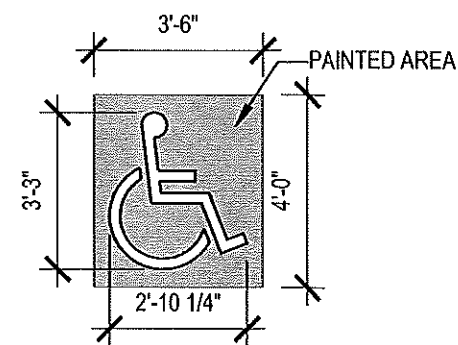


SHEET #:

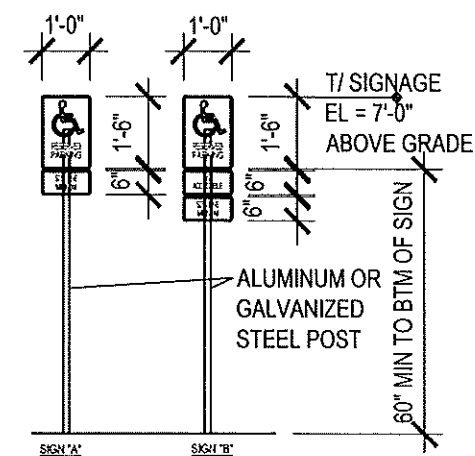
AS.01



3 STANDARD PARKING STRIPING
1/8"=1'-0"



2 PARKING SYMBOL
1/2"=1'-0" ACCESSIBLE PARKING



1 PARKING SIGN
1/2"=1'-0" POST MOUNTED ACCESSIBLE