



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

Dave Smerek – Interim Building Commissioner

Ian Russell  
PC Secretary

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### 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:

Tony Latina on behalf of St. Matthew The Evangelist Church, is seeking final site plan approval for additional parking areas located at 10383 Albion Road also known as PPN: 481-23-002 in Public Facility (PF) 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](http://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:

10383 ALBION Rd

Address

PPN # 481-23-002

Permanent Parcel Number

ST MATTHEW THE EVANGELIST CHURCH

Name of Occupant, Business or Tenant (if applicable)

P.F.

Zoning District and Ward

### 2. Property Owner of Parcel:

ST MATTHEW CHURCH

Name

10383 ALBION Rd

Address

NORTH ROYALTON OHIO 44133

City, State and Postal Code

FATHER ANDREW

Name of Business (if applicable)

440-582-5673

Phone

Email (electronic mail)

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

TONY LATINA

Name

6825 DONNA Rd ON

Address

SEVEN HILLS OHIO 44131

City, State and Postal Code

CHURCH MEMBER

Name of Business (if applicable)

216-406-6029

Phone

Tony.Latina1@hotmail.com

Email (electronic mail)

### For Office Use Only

Date Application Submitted

\$100

Application Fee

Meeting Date Assigned

10-5-22

9-7-22 MC xxx5129

Payment Information (date, check number, cash, etc.)

Identification Number Assigned

Received By

Other Application Fee Information

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 4. Narrative statement describing the project and its features:

RESURFACE EXISTING PARKING LOT APPROX 30,000 SQ  
FT. ADD ADDITIONAL AREA FOR SNOW  
REMOVAL AND OVERFLOW PARKING  
APPROX. 6500 SQ FT. RE STRIPE EXISTING PARKING  
LOT PER CITY CODE.

### 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

Printed Name and Title

Date

Rev. Andrew Brian Harmon

Rev. Andrew Brian Harmon

9/13/22

Owner Signature

Printed Name and Title

Date



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, FATHER HERMON (name) of ST MATTHEW THE EVANGELIST CHURCH  
(company, if applicable), hereby certify that I/we are the EXECUTORS  
(owner(s), executor(s), etc.) of 10383 ALBION RD. (property address or  
permanent parcel number) and further verify that TONY LATINO/CHUCK PAPPOZ/GRANT GEORGE (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.

FATHER ANDREW BRAD HERMON

Signature

9/13/22

Date

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

In testimony whereof I have hereunto set my hand and official seal at NORTH ROYALTON, OHIO,  
Ohio on this 13 day of SEPTEMBER, 2022.

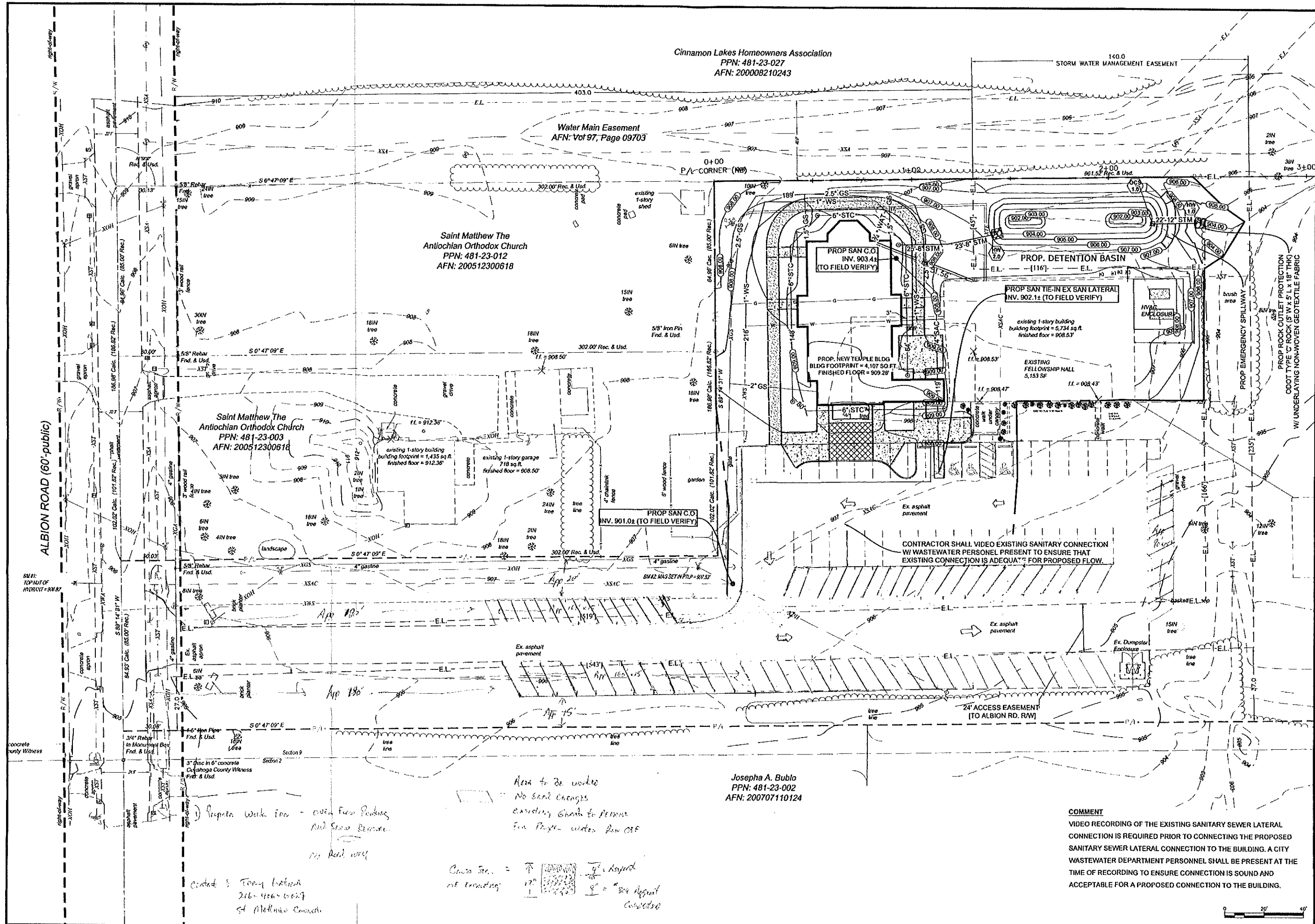
FRED NICK BOURJAILY  
Notary Signature

Seal:

FRED NICK BOURJAILY  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 6-29-23

State of Ohio  
County of Cuyahoga





Cinnamon Lakes Homeowners Association  
PPN: 481-23-027  
AFN: 200008210243

Water Main Easement  
AFN: Vol 97, Page 09703

Saint Matthew The  
Antiochian Orthodox Church  
PPN: 481-23-012  
AFN: 200512300618

Saint Matthew The  
Antiochian Orthodox Church  
PPN: 481-23-003  
AFN: 200512300618

PROP SAN C.O.  
INV. 901.02 (TO FIELD VERIFY)

PROP SAN C.O.  
INV. 903.42 (TO FIELD VERIFY)

PROP DETENTION BASIN  
INV. 902.12 (TO FIELD VERIFY)

PROP SAN TIE-IN EX SAN LATERAL  
INV. 902.12 (TO FIELD VERIFY)

CONTRACTOR SHALL VIDEO EXISTING SANITARY CONNECTION  
W/ WASTEWATER PERSONNEL PRESENT TO ENSURE THAT  
EXISTING CONNECTION IS ADEQUATE FOR PROPOSED FLOW.

Joseph A. Bublo  
PPN: 481-23-002  
AFN: 200707110124

Area to be worked  
No sand changes  
existing grade to remain  
for proper water run off

Cross Sec. =   
12"  $\phi$  4" deep  
1"  $\phi$  4" deep  
1"  $\phi$  4" deep

Proposed Work for - over from Parking  
and Snow Storage  
No Rent work

Contact: Tony Latipha  
216-464-6667  
St. Matthew Church

REVISIONS	
1	08.09.19
2	09.10.19



OWNER/DEVELOPER  
PPN: 481-23-011  
St. Matthew The Evangelist New Temple  
10333 Allen Rd.  
North Olmsted, OH 44133  
Contact: Tom Smich  
(216) 238-9278  
Tom@landong.com

ST. MATTHEW THE EVANGELIST NEW TEMPLE  
481-23-011, SEVEN HILLS, CUYAHOGA COUNTY, OH 44131

SITE PLAN

Author: SL  
Date: 9/18/2019  
Scale: 1/20  
Sheet: C03

COMMENT  
VIDEO RECORDING OF THE EXISTING SANITARY SEWER LATERAL  
CONNECTION IS REQUIRED PRIOR TO CONNECTING THE PROPOSED  
SANITARY SEWER LATERAL CONNECTION TO THE BUILDING. A CITY  
WASTEWATER DEPARTMENT PERSONNEL SHALL BE PRESENT AT THE  
TIME OF RECORDING TO ENSURE CONNECTION IS SOUND AND  
ACCEPTABLE FOR A PROPOSED CONNECTION TO THE BUILDING.



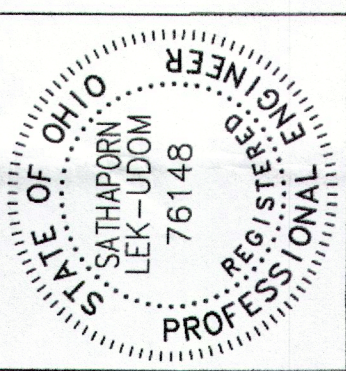
REVISIONS
1) 08.09.19
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Cinnamon Lakes Homeowners Association  
PPN: 481-23-027  
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Antiochian Orthodox Church  
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Josepha A. Bublo  
PPN: 481-23-002  
AFN: 200707110124



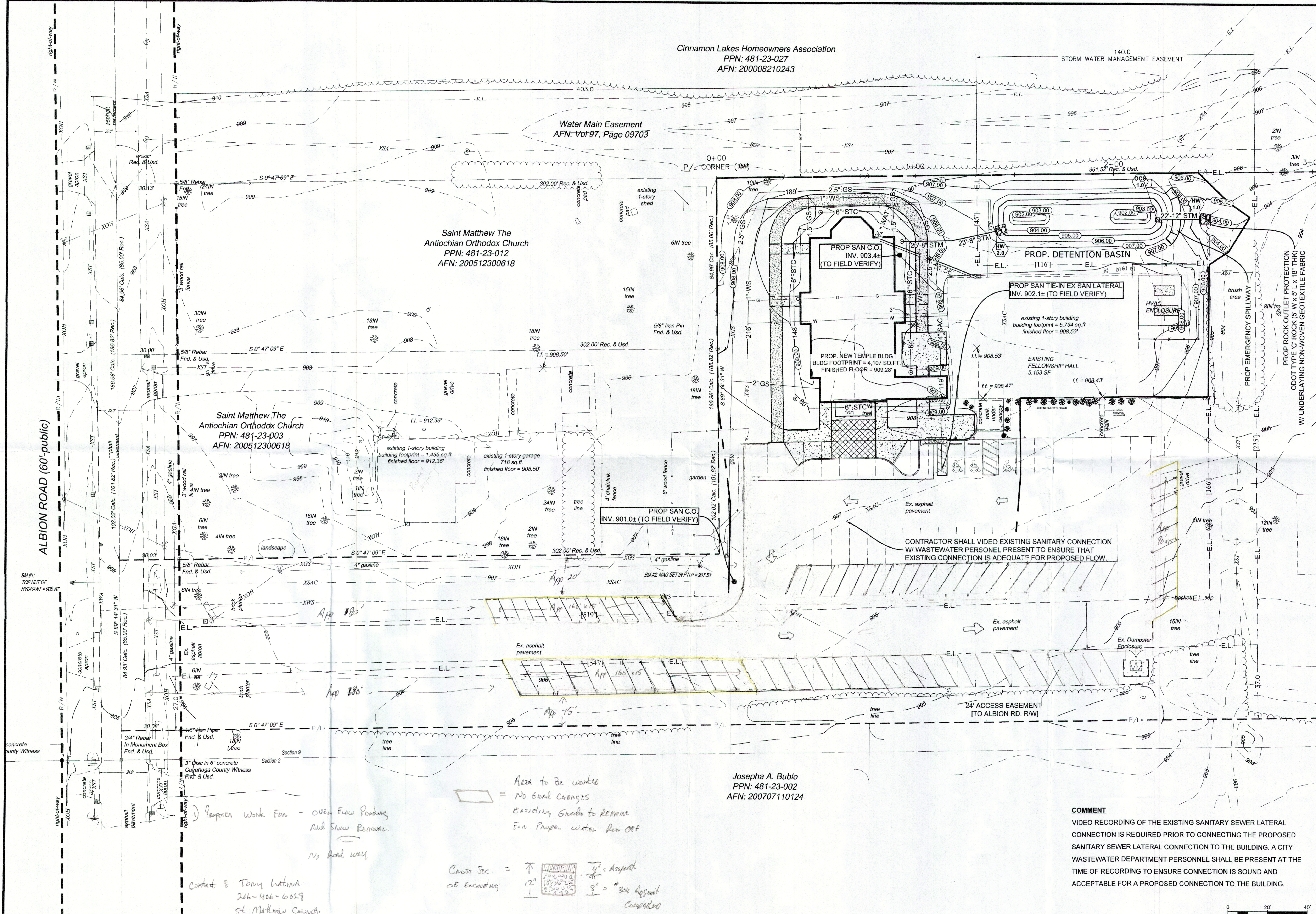
**OWNER/DEVELOPER**  
PPN: 481-23-011  
St. Matthew The Evangelist Antiochian Orthodox Church  
10389 Abdon Rd.  
North Royalton, OH 44133  
Contact: Tom Simich  
(216) 328-8278  
Tom@stmatthewohio.org

**SITE PLAN**  
ST. MATTHEW THE EVANGELIST NEW TEMPLE  
481-23-011, SEVEN HILLS, CUYAHOGA COUNTY, OH 44131

**PREPARED BY**  
LANDSONG ENGINEERING, INC.  
7880 OLD ROOSEVELT ROAD  
CINCINNATI, OH 45241  
Contact: Tom Simich  
(216) 328-8278  
Tom@stmatthewohio.org

**Author**  
S.L.  
**Date**  
9/18/2019  
**Scale**  
1:20

**C03**



Proposed Work For - Over Flow Parking  
And Snow Removal.  
No Road work.

Area to be worked  
= No grade changes  
Existing Grades to remain  
For Proper water Run Off

Cross Sec. =   
4' = As Shown  
12' = 8' = As Shown  
8' = As Shown

Contact: Tony Latina  
216-426-6029  
St. Matthew Council

**COMMENT**  
VIDEO RECORDING OF THE EXISTING SANITARY SEWER LATERAL CONNECTION IS REQUIRED PRIOR TO CONNECTING THE PROPOSED SANITARY SEWER LATERAL CONNECTION TO THE BUILDING. A CITY WASTEWATER DEPARTMENT PERSONNEL SHALL BE PRESENT AT THE TIME OF RECORDING TO ENSURE CONNECTION IS SOUND AND ACCEPTABLE FOR A PROPOSED CONNECTION TO THE BUILDING.

