



# City of North Royalton Planning Commission

**Agenda  
April 5, 2023**

Ian Russell  
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. Old Business:
  - a. None.
3. New Business:
  - a. **PC23-07:** Alan Rothstein, on behalf of 13393 York Road LLC, is seeking final site plan approval for the renovation of the Mr. Divot's Sports Park located 13393 York Road, also known as PPN: 482-27-005 in Research Office (RO) District zoning.
  - b. **PC23-08:** William Mason is requesting a lot split and consolidation located at 9781 State Road, also known as PPN(s): 489-17-007 and 489-17-008, in Residential (R1-A) District zoning. The existing lots are non-conforming and the requested split will also result in non-conforming lots that do not meet the required 100-foot lot width.
  - c. **PC23-09:** Adam Therrien, on behalf of Transport Services, Inc., is seeking final site plan approval for a proposed 1,800 square foot storage structure located at 10499 Royalton Road also known as PPN: 483-24-008 in General Industrial (GI) District zoning.
  - d. **PC23-10:** Anthony Tomaro, on behalf of Wallings-Ridge LLC, is seeking preliminary site plan approval for a 5,400 square foot office building located at 12289 Ridge Road, also known as PPN: 488-01-001, in Office Building (OB) District zoning.
  - e. **PC23-11:** As required by North Royalton Codified Ordinance Sections 1220.06(e) and 1244.07, Jeff Rucinski is seeking final plat approval for the Huntington Park Phase 4 Subdivision and the dedication of the roadway extension for Angelina Drive. The subdivision is to consist of 7 single-family residential lots located on PPN(s) 488-12-036 and 488-12-037 in residential (R1-A) District Zoning.

4. Miscellaneous

5. Adjournment