



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, 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 **March 8, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Frontier Land Group, on behalf of Michael Kinsey and Eric and Brittany Ruprecht, is requesting a lot split and consolidation located at 8217 Ridgedale Drive, also known as PPN: 489-02-005, and 8237 Ridgedale Drive, also known as PPN: 489-02-018 in Residential (R1-A) District Zoning. The split would result in the creation of a lot that does not meet the required 100-foot frontage at the street.

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

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than March 7th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

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
David Smerek, 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:

8217 Ridgedale Drive

Address

489-02-005

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

R1-A, Ward 1

Zoning District and Ward

2. Property Owner of Parcel:

Michael B. Kinsey

Name

21111 W. Cameron Ridge Dr.

Address

Cypress, TX 77433

City, State and Postal Code

Name of Business (if applicable)

281-758-5413

Phone

mbkinsey@emelp.com

Email (electronic mail)

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

Mark Holz/Jeremy Rosen

Name

25700 Science Park Drive, Suite 360

Address

Cleveland, OH 44122

City, State and Postal Code

FLG Woodland Bend, LLC

Name of Business (if applicable)

216-342-4348 x102

Phone

jrosen@frontierlg.com

Email (electronic mail)

For Office Use Only

02/08/2023
Date Application Submitted

\$100

Application Fee

03/08/2023
Meeting Date Assigned

Check # 13962
Payment Information (date, check number, cash, etc.)

PL23-04
Identification Number Assigned

Z.R.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Requesting to split out a total of 3.0470 Ac. out of PPN 489-02-005 and creating a new

0.7924 Ac. Parcel (Lot 1) fronting onto Ridgedale Road. The remaining 2.2546 Ac. will be

consolidated with PPN 489-02-018 (owned by Eric & Brittany Reprecht) which will increase the size of that existing parcel (Lot 3) to 4.1099 Ac. This will also provide this parcel with

20' of frontage on Ridgdale Drive as this parcel is currently landlocked and has an

encroaching driveway and utilities over PPN 489-02-005. Remaining encroachments will

be granted easements via language on the plat.

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

Jeremy Rosen, Authorized Representative

02/07/2023

Printed Name and Title

Date


Owner Signature

M. CHAEL B. KINSEY - OWNER

Printed Name and Title

Date

2-10-23

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, MICHAEL B. KINSEY (name) of _____
(company, if applicable), hereby certify that I/we are the OWNER
(owner(s), executor(s), etc.) of 8217 RIDGEDALE ROAD (property address or
permanent parcel number) and further verify that FRONTIER LAND GROUP (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.

[Signature]
Signature

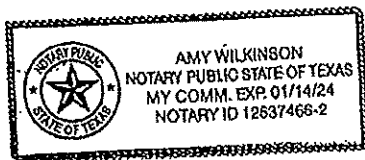
MARCH 22, 2022
Date

Before me, a Notary Public in and for said county, personally appeared Michael Kinsey
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 Ameriquest Bank,
TEXAS on this 22 day of March, 2022.

[Signature]
Notary Signature

Seal:



State of ~~Ohio~~ TEXAS
County of ~~Cuyahoga~~ HARRIS

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, Brittany Ruprecht (name) of _____
(company, if applicable), hereby certify that I/we are the owner
(owner(s), executor(s), etc.) of 8237 Ridgedale Dr. (property address or
permanent parcel number) and further verify that Frontier Land Group (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.

Brittany Ruprecht
Signature

2-11-2023
Date

Before me, a Notary Public in and for said county, personally appeared Brittany Ruprecht
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 Broadview Heights,
Ohio on this 16 day of February, 2023.

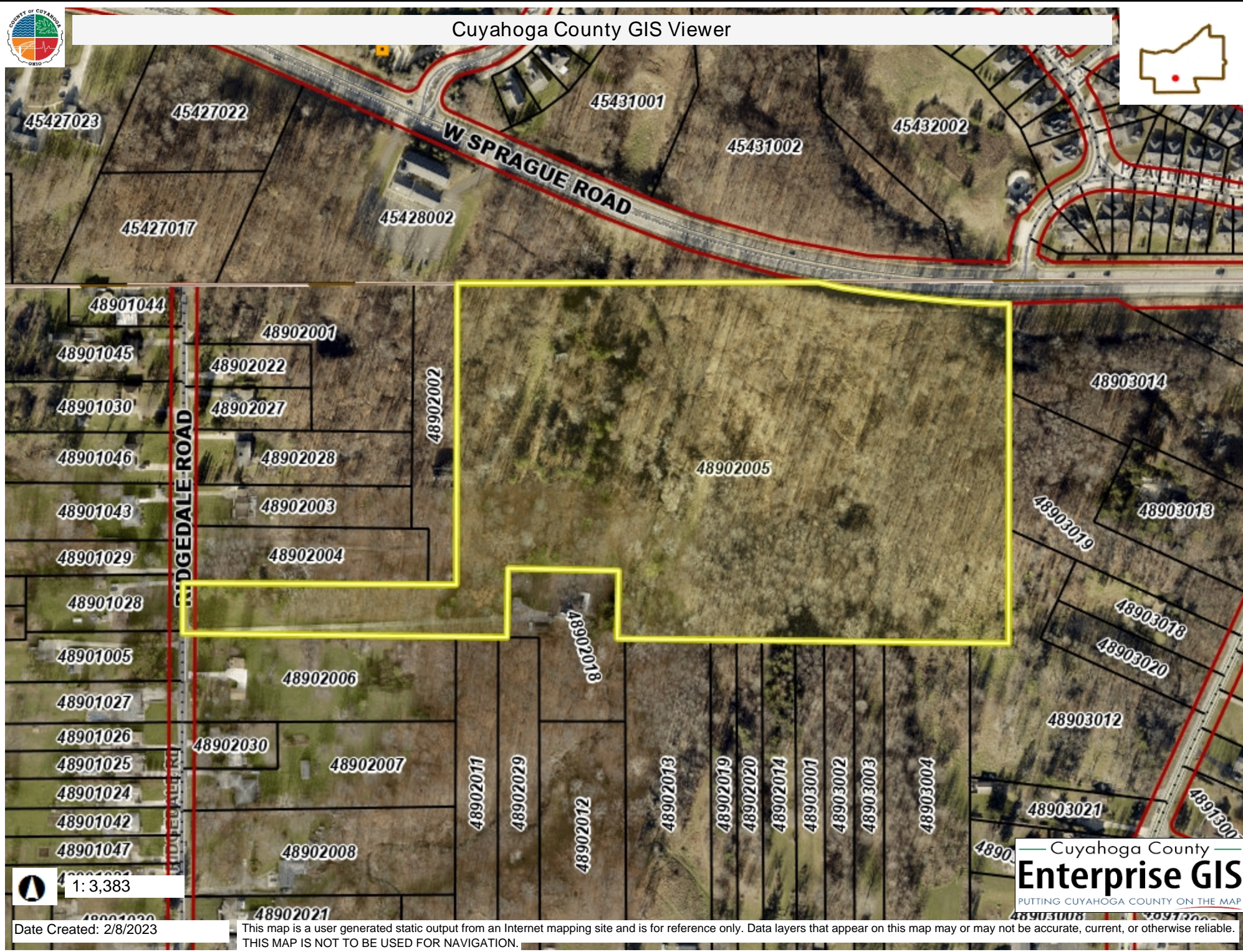
[Signature]
Notary Signature

Seal:



JEREMY ROSEN
Notary Public, State of Ohio
My Commission Expires
June 19, 2024

State of Ohio
County of Cuyahoga



1:3,383

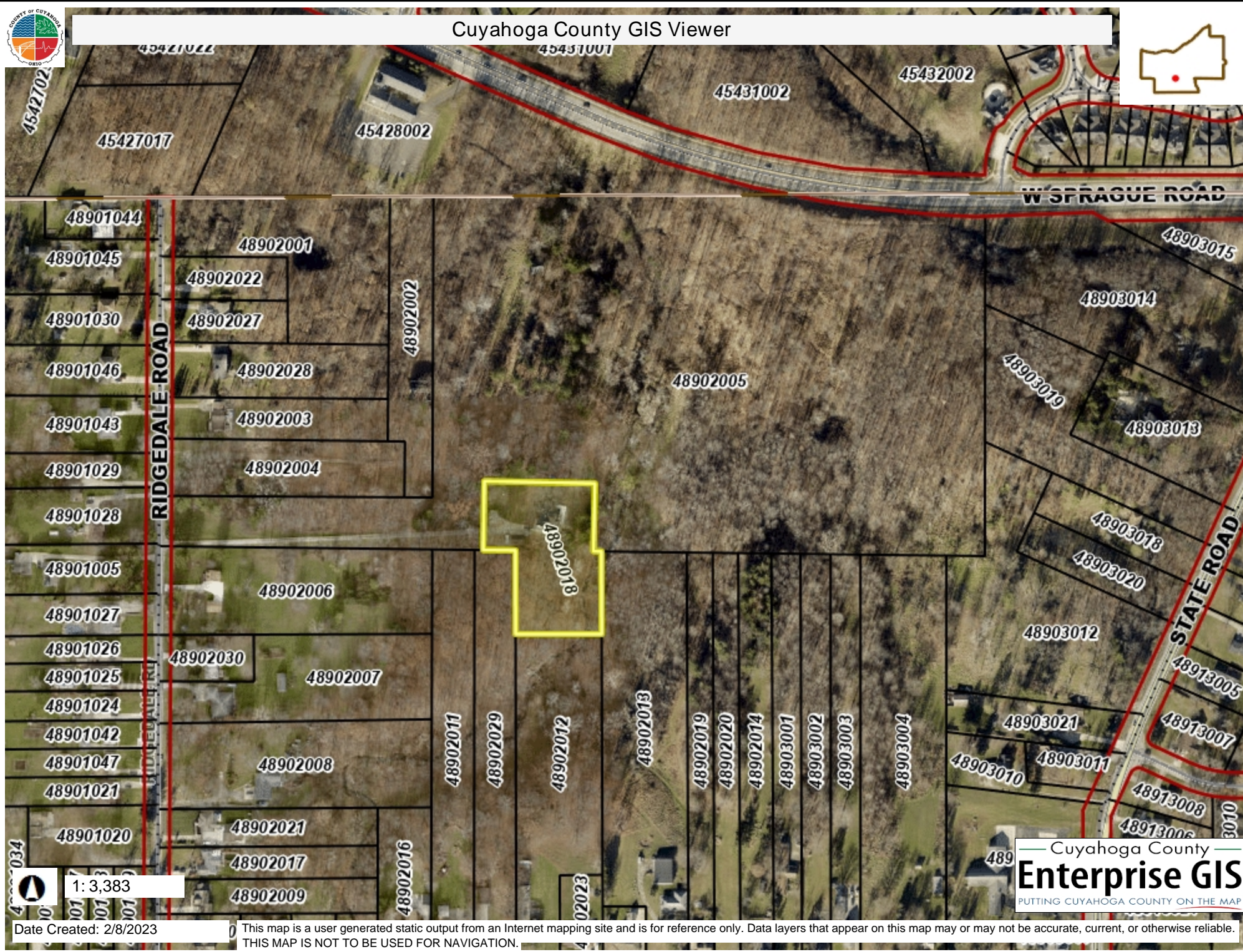
Date Created: 2/8/2023

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.

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



Cuyahoga County GIS Viewer



1: 3,383

Date Created: 2/8/2023

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Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

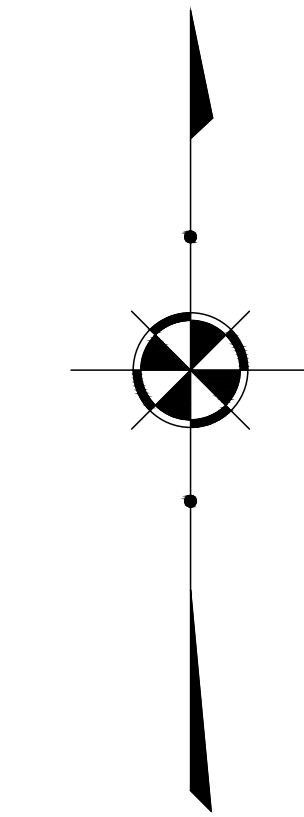
PLAT OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA
AND STATE OF OHIO BEING PART OF ORIGINAL ROYALTON LOT NO.11:
FEBRUARY, 2023 SCALE 1" = 50'

CITY OF NORTH ROYALTON APPROVALS

THIS PLAT OF LOT SPLIT AND CONSOLIDATION IS ACCEPTED AND
APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH ROYALTON,
OHIO THIS _____ DAY OF _____, 2023.

JUSTIN HASELTON - CITY ENGINEER



OWNER CERTIFICATE
& GRANT OF EASEMENT

THE UNDERSIGNED, MICHAEL KINSEY, OWNER OF THE LAND
SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF LOT
SPLIT AND CONSOLIDATION OF THE SAME.

AND DOES HEREBY GRANT UNTO THE OWNERS OF LOT 3,
THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED
TO AS THE GRANTEES), PERMANENT UTILITY EASEMENTS OF
WIDTHS & LENGTHS SHOWN ON THIS PLAT UNDER, OVER,
AND THROUGH THE SAID EASEMENT LIMITS AS DEFINED AND
SHOWN ON THIS PLAT, TO IMPROVE, OPERATE, MAINTAIN,
REPAIR, RECONSTRUCT, AND RELOCATE SUCH
IMPROVEMENTS ABOVE AND BELOW GROUND, TO
MAINTAIN UTILITIES AS GRANTEE MAY DETERMINE UPON,
WITHIN, AND ACROSS THE EASEMENT PREMISES, SUBJECT TO
THE TERMS INCLUDED HEREIN. SAID IMPROVEMENTS ARE
LIMITED TO ELECTRIC AND COMMUNICATION FACILITIES
AND WATER SERVICE MAINS. RIGHTS SHALL INCLUDE
THE RIGHT WITHOUT LIABILITY THEREOF, TO REMOVE TREES
AND LANDSCAPING INCLUDING LAWNS WITHIN SAID
EASEMENT PREMISES, TO MAINTAIN AND SERVICE SUCH
FACILITIES WITHIN THE DESCRIBED EASEMENT PREMISES, WITH
THE RIGHT OF ACCESS & EGRESS TO ANY OF THE WITHIN
SHOWN EASEMENT FOR EXERCISING ANY OF THE PURPOSES
OF THE EASEMENT GRANT. ANY DISTURBED EASEMENT LIMITS
SHALL BE RESTORED TO PREVIOUS CONDITIONS BY THE
GRANTEE AT GRANTEE'S COST.

MICHAEL KINSEY _____ DATE _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY APPEARED THE
ABOVE NAMED MICHAEL KINSEY, WHO
ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING
INSTRUMENT AND THAT IT WAS HIS OWN FREE ACT AND
DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL

AT _____, OHIO

THIS _____ DAY OF _____, 202 _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH
OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

DATE: 2/16/23 DRAWN: MPS
SCALE: HOR. 1"= 50' VERT. 1"=50'
FOLDER: DWG/Proj. Surveying
FILENAME: Ruprecht Lot Split
TAB: 01-Lot Split
BNDY. CHK: MPS
BASE. CHK: n/a

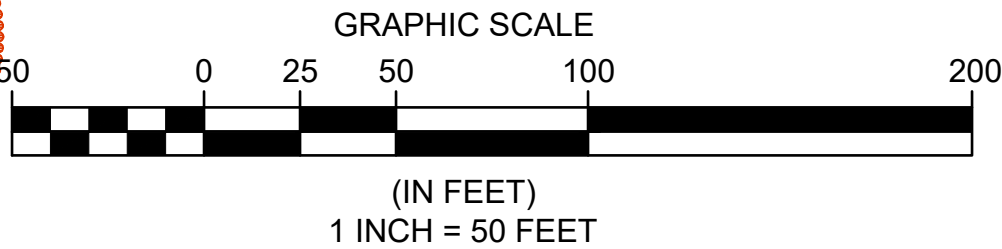


POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN
ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND
THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS
SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE
PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE,
INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY,
EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF
TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON
PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE
OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 2/17/23
MICHAEL P. SPELLACY P.S. #8169 DATE



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM OF
1983 - NORTH ZONE,
1986 ADJUSTMENT

BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C-1	537.54'	2331.88'	13°12'28"	536.35'	S73°14'22"E	269.97'

OWNER CERTIFICATE

THE UNDERSIGNED, ERIC & BRITTANY RUPRECHT, OWNERS OF
THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT
OF LOT SPLIT AND CONSOLIDATION OF THE SAME.

ERIC RUPRECHT _____ DATE _____

BRITTANY RUPRECHT _____ DATE _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY APPEARED
THE ABOVE NAMED ERIC & BRITTANY RUPRECHT,
WHO ACKNOWLEDGED THAT THEY DID SIGN THE
FOREGOING INSTRUMENT AND THAT IT WAS
THEIR OWN FREE ACT AND DEED. IN WITNESS
WHEREOF I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL

AT _____,
OHIO

THIS _____ DAY OF _____, 202 _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO
OATH OR AFFIRMATION WAS ADMINISTERED TO
THE SIGNER.

CONTRACT No.

22057

SHEET

1

OF

1