



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 public hearing on **December 6, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Ashley Rothstein, on behalf of 13393 York Road LLC., is seeking final site plan approval for the addition of a bathroom to the existing ice cream building, exterior modifications to the existing ice cream building and building signage, the construction of a pergola structure, the replacement and modification of exterior paving, and the area expansion of the existing miniature golf course at Mr. Divot's Sports Park located at 13393 York Road, also known as PPN: 482-27-005, in Research Office (RO) 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

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 December 5th 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
November 21, 2023



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:

13393 York Rd

Address

Mr. Divots

Name of Occupant, Business or Tenant (if applicable)

48227005

Permanent Parcel Number

Zoning District and Ward

2. Property Owner of Parcel:

13393 York Road LLC

Name

Mr. Divots

Name of Business (if applicable)

13393 York Rd

Address

440-336-3002

Phone

North Royalton, Ohio 44133

City, State and Postal Code

ANiederst+nm@gmail.com

Email (electronic mail)

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

Antony Rothstein

Name

13393 York Road LLC

Name of Business (if applicable)

39695 Lochmoor Drive

Address

440-336-3002

Phone

Solon, Oh 44139

City, State and Postal Code

ANiederst+nm@gmail.com

Email (electronic mail)

For Office Use Only

10/27/2023

Date Application Submitted

12/06/2023

Meeting Date Assigned

PC23-18

Identification Number Assigned

\$ 300

Application Fee

Check # 410

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

I.R.

Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

- Add ADA Bathroom to front building
- New putt-putt course to be wheel chair Accessible.
- Pergola to offer shaded area
- Renovation/Remodel exterior of front building
- Replace exterior concrete

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.



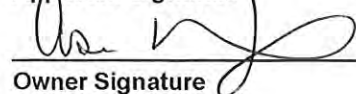
Applicant Signature

Ashley Rothstein Owner

Printed Name and Title

10/27/23

Date



Owner Signature

Ashley Rothstein Owner

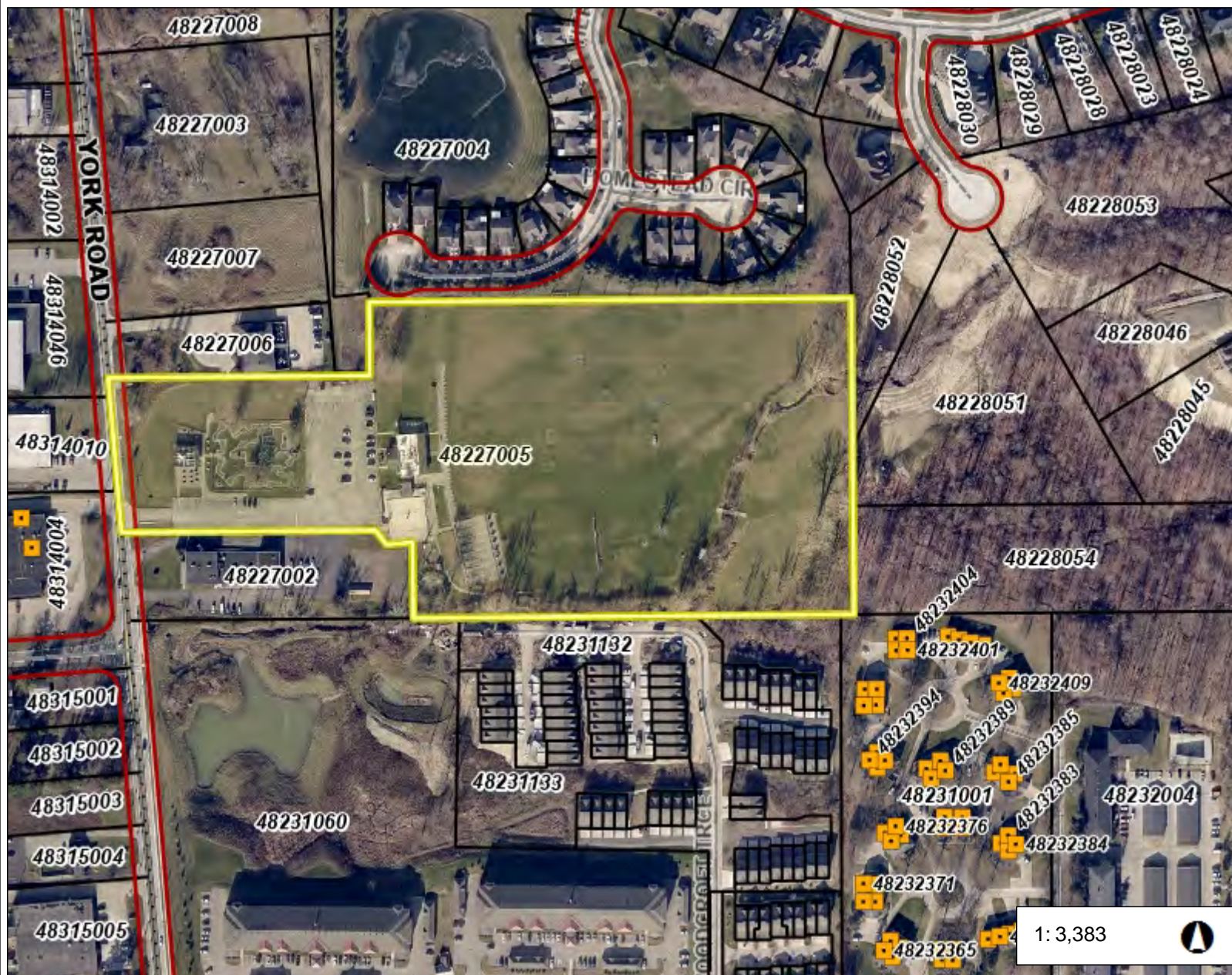
Printed Name and Title

10/27/23

Date



Cuyahoga County GIS Viewer



Date Created: 11/3/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

564 0 282 564 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

PLEASE NOTE

- 1.) This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.
- 2.) Ownership of fences are unknown unless otherwise noted.

REFERENCE SURVEYS

- 1.) Plat of Survey, Partition and Consolidation Volume 363, Page 72 of Cuyahoga County Map Records (Neff)
- 2.) Harley Hills Estates Subdivision No. 4 & 5 Volume 306, Page 23 and Volume 308, Page 62 of Cuyahoga County Map Records
- 3.) Woodcroft Glen Subdivision Phase 2 & Re-Plat of Phase 1, AFN. 201807200309 of Cuyahoga County Map Records
- 4.) Plat of Survey, Partition and Consolidation Volume 363, Page 72 of Cuyahoga County Map Records

UTILITY PROVIDERS

O.U.P.S. Reference No. A235601482
Date: December 22, 2022

AT&T
13630 Lorain Road, Room #200
Cleveland, OH 44111
Phone: (216) 476-6148
Plans Not Received

Breezeline Cable
Plans Not Received

(CE) The Illuminating Company
6896 Miller Road, Suite 101
Brecksville, Ohio 44141
Phone: 1-800-589-9800
Plans Received - Overhead lines shown hereon.
No underground electric tones were found at time of survey from buildings to utility poles and therefore not shown hereon.

Charter Communications
Plans Not Received

City of North Royalton
11545 Royalton Road
North Royalton, Ohio 44133
440-582-3001
Plans Received

City of Cleveland Division of Water
7080 Fry Road
Middleburg Heights, Ohio 44130
Phone: (440) 891-2428
Plans Received-4" Gas Line shown hereon along York Road.
No underground gas tones were found at time of survey from buildings to York Road and therefore not shown hereon.

Columbia Gas of Ohio
7080 Fry Road
Middleburg Heights, Ohio 44130
Phone: (440) 891-2428
Plans Received-4" Gas Line shown hereon along York Road.
No underground gas tones were found at time of survey from buildings to York Road and therefore not shown hereon.



Everstream Solutions
Plans Not Received

Mastec Utility Services
Plans Not Received

MCI Communications Services, Inc.
2400 North Glenview
Richardson, TX 75082

OneComm Fib
Plans Not Received - Clear

Verizon
Plans Received

VERTICAL CONTROL MONUMENT AND T.B.M.

(VRS Virtual Reference Station February 10, 2023)
The horizontal component of the VRS network is based on the NAD83 (CORS96) reference frame; The vertical component of the VRS network is based on NAVD88 as determined by the NGS (National Geodetic Survey).

TBM No. 1 Elevation: 917.00' (NAVD 1988)
Spike in utility pole at the southeasterly corner of Miniature Golf.

Definition NAVD- North American Vertical Datum

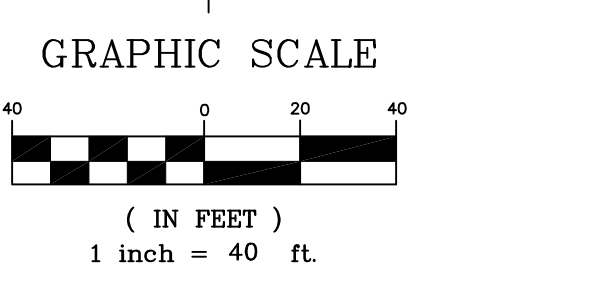
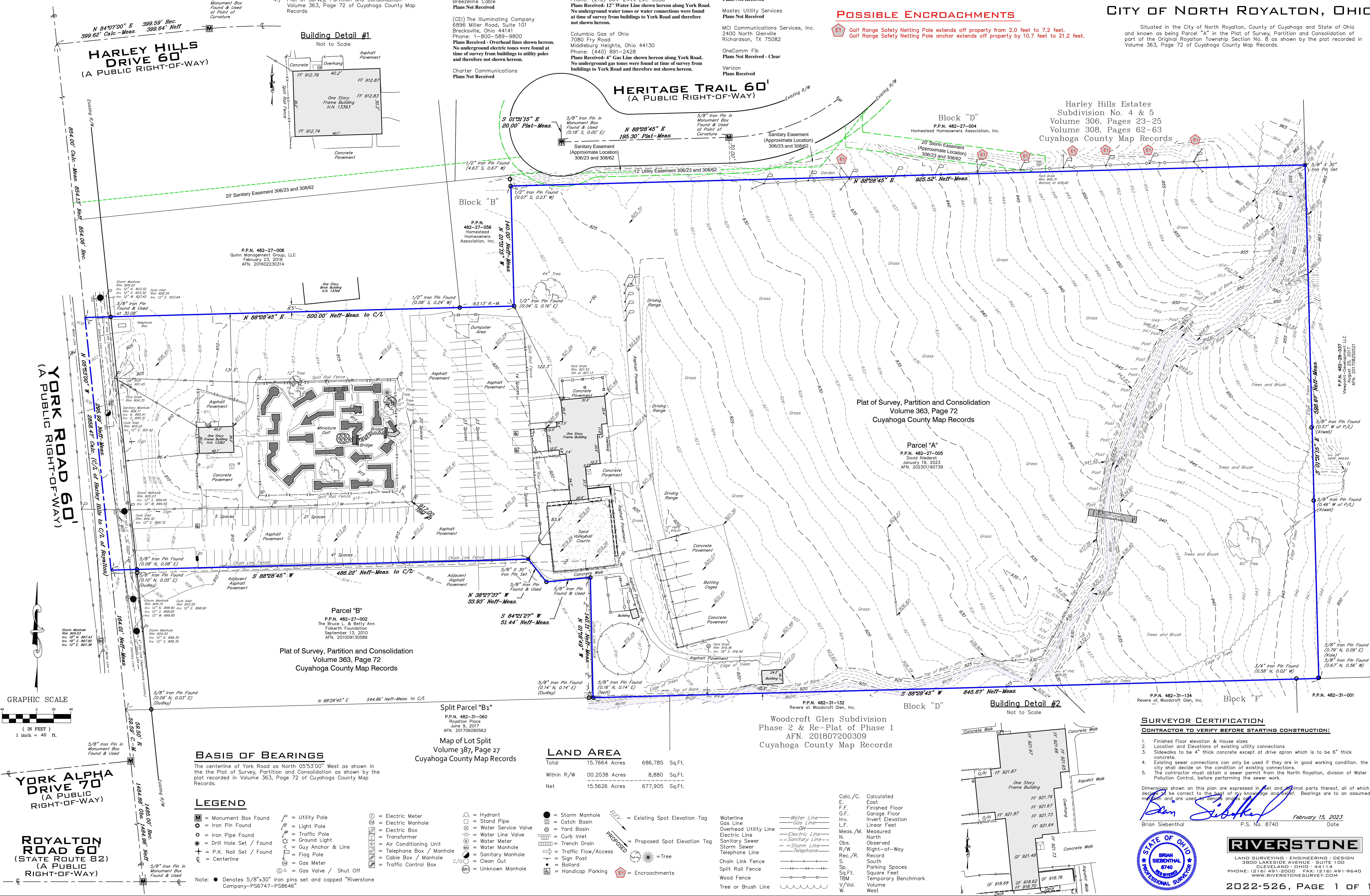
POSSIBLE ENCROACHMENTS

- E1 Golf Range Safety Netting Pole extends off property from 2.0 feet to 7.2 feet.
Golf Range Safety Netting Pole anchor extends off property by 10.7 feet to 21.2 feet.

SITE PLAN SURVEY

OF
MR. DIVOT'S
13393 YORK ROAD
P.P.N. 482-27-005
CITY OF NORTH ROYALTON, OHIO

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being Parcel "A" in the Plat of Survey, Partition and Consolidation of part of the Original Royalton Township Section No. 8 as shown by the plat recorded in Volume 363, Page 72 of Cuyahoga County Map Records.



ROYALTON ROAD 60 (A PUBLIC RIGHT-OF-WAY)

YORK ALPHA DRIVE 70 (A PUBLIC RIGHT-OF-WAY)

BASIS OF BEARINGS

The centerline of York Road as North 05°53'00" West as shown in the Plat of Survey, Partition and Consolidation as shown by the plat recorded in Volume 363, Page 72 of Cuyahoga County Map Records.

LEGEND

- M = Monument Box Found
O = Iron Pin Found
P = Iron Pipe Found
D = Drill Hole Set / Found
+ = P.K. Nail Set / Found
C = Centerline
- U = Utility Pole
L = Light Pole
T = Traffic Light
G = Ground Light
A = Guy Anchor & Line
M = Gas Meter
S = Gas Valve / Shut Off
- E = Electric Meter
M = Electric Manhole
B = Electric Box
T = Transformer
A = Air Conditioning Unit
T = Telephone Box / Manhole
C = Cable Box / Manhole
T = Traffic Control Box
- H = Hydrant
P = Stand Pipe
W = Water Service Valve
V = Water Line Valve
M = Water Meter
M = Water Manhole
M = Sanitary Manhole
C = Clean Out
M = Unknown Manhole

Note: • Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

LAND AREA

Total	15.7664 Acres	686,785 Sq.Ft.
Within R/W	00.2038 Acres	8,880 Sq.Ft.
Net	15.5626 Acres	677,905 Sq.Ft.

Split Parcel "B1"

P.P.N. 482-31-060
Royalton Place
June 9, 2017
AFN. 201706090562

Map of Lot Split

Volume 387, Page 27
Cuyahoga County Map Records

Woodcroft Glen Subdivision
Phase 2 & Re-Plat of Phase 1
AFN. 201807200309
Cuyahoga County Map Records

Waterline
Gas Line
Overhead Utility Line
Electric Line
Sanitary Sewer
Storm Sewer
Telephone Line
Chain Link Fence
Split Rail Fence
Wood Fence
Tree or Brush Line

Water Line
Gas Line
Electric Line
Sanitary Sewer
Storm Sewer
Telephone Line

Calc./C. East
F.F. Finished Floor
G.F. Garage Floor
Inv. Invert Elevation
L.F. Linear Feet
Meas./M. Measured
N. North
Obs. Observed
R/W Right-of-Way
Rec./R. Record
S. South
Sp. Square Feet
TBM Temporary Benchmark
V/Vol. Volume
W. West

SURVEYOR CERTIFICATION

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. Finished Floor elevation & House sizes
2. Location and Elevations of existing utility connections
3. Sidewalks to be 4" thick concrete except at drive apron which is to be 6" thick concrete
4. Existing sewer connections can only be used if they are in good working condition. The city shall decide on the condition of existing connections.
5. The contractor must obtain a sewer permit from the North Royalton, division of Water Pollution Control, before performing the sewer work.

Dimensions shown on this plan are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge and belief. Bearings are to an assumed meridian and are used to denote angles only.

Brian Siebenthal P.S. No. 8740 February 15, 2023 Date



LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM

MR. DIVOT'S ICE CREAM SHOP

13393 YORK ROAD
NORTH ROYALTON, OHIO

SITE CALCULATIONS:

EXISTING CONCRETE AT ICE CREAM
SHOP PATIO = 5,500 S.F.

PROPOSED CONCRETE AT ICE CREAM
SHOP PATIO = 5,500 S.F.

PARKING CALCULATIONS:

ICE CREAM SHOP: 1,200 S.F. @ 10 CARS PER 1000 S.F.
= 12 CARS REQUIRED

RESTAURANT/BAR: 5,000 S.F. @ 10 CARS PER 1000 S.F.
= 50 CARS REQUIRED

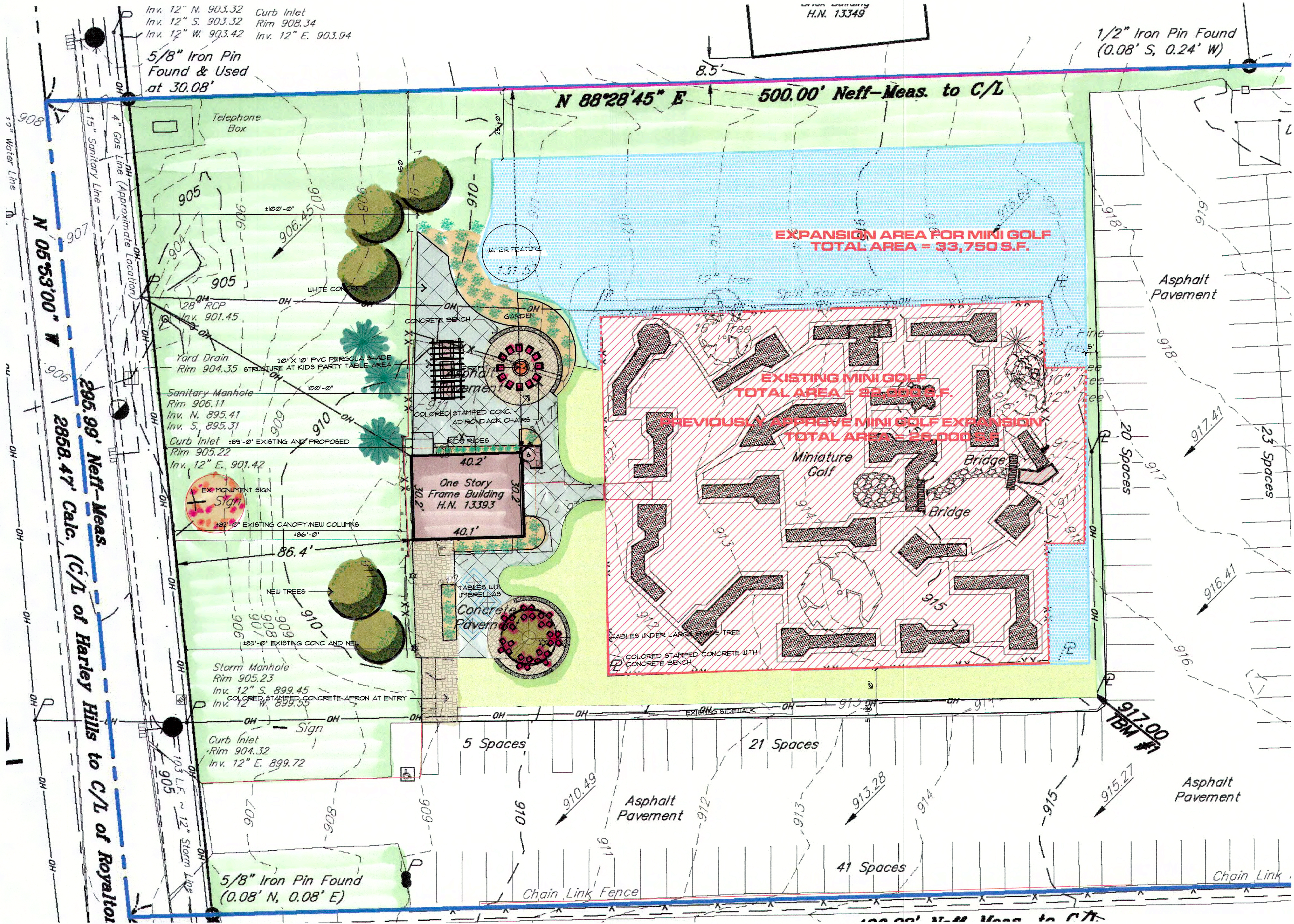
SPACES HAVE BEEN ELIMINATED FOR ACTIVITIES AT THE
FORMER WATER PARK ACTIVITIES
(ELIMINATING APPROXIMATELY 8,000 S.F. OF AREA OR 16 SPACES)

TOTAL LOT AREA ENCOMPASSING LANDSCAPE AND
MINI - GOLF = 33,750 S.F.
LANDSCAPED AREA = 10,125 S.F.
ACTIVE MINI GOLF COURSE = 23,625 S.F. REQUIRING PARKING
: 23,625 S.F./500 S.F. PER CAR = 48 CARS

THE NUMBER OF PLAYERS FOR MINI GOLF DOES NOT CHANGE AS
THERE WERE 18 HOLES PREVIOUSLY AND 18 HOLES AFTER THE
ALTERATION. ASSUMING 72 PLAYERS ON THE COURSE MAX., AND,
2 PLAYERS PER CAR, AN ACTUAL MAXIMUM NUMBER OF CARS
FOR MINI GOLF IS 32 CARS, WHICH IS 16 CARS LESS THAN WHAT
THE PARKING ORDINANCE ASKS FOR. HISTORICALLY, THERE HAS
NOT BEEN AN ISSUE WITH PARKING.

PARKING FOR 40 DRIVING RANGE TEES AND 10 BATTING CAGES
@ 1 CAR FOR 2 SPACES = 25 CARS

TOTAL REQUIRED CARS = 135 CARS
TOTAL PROVIDED CARS = 153 CARS



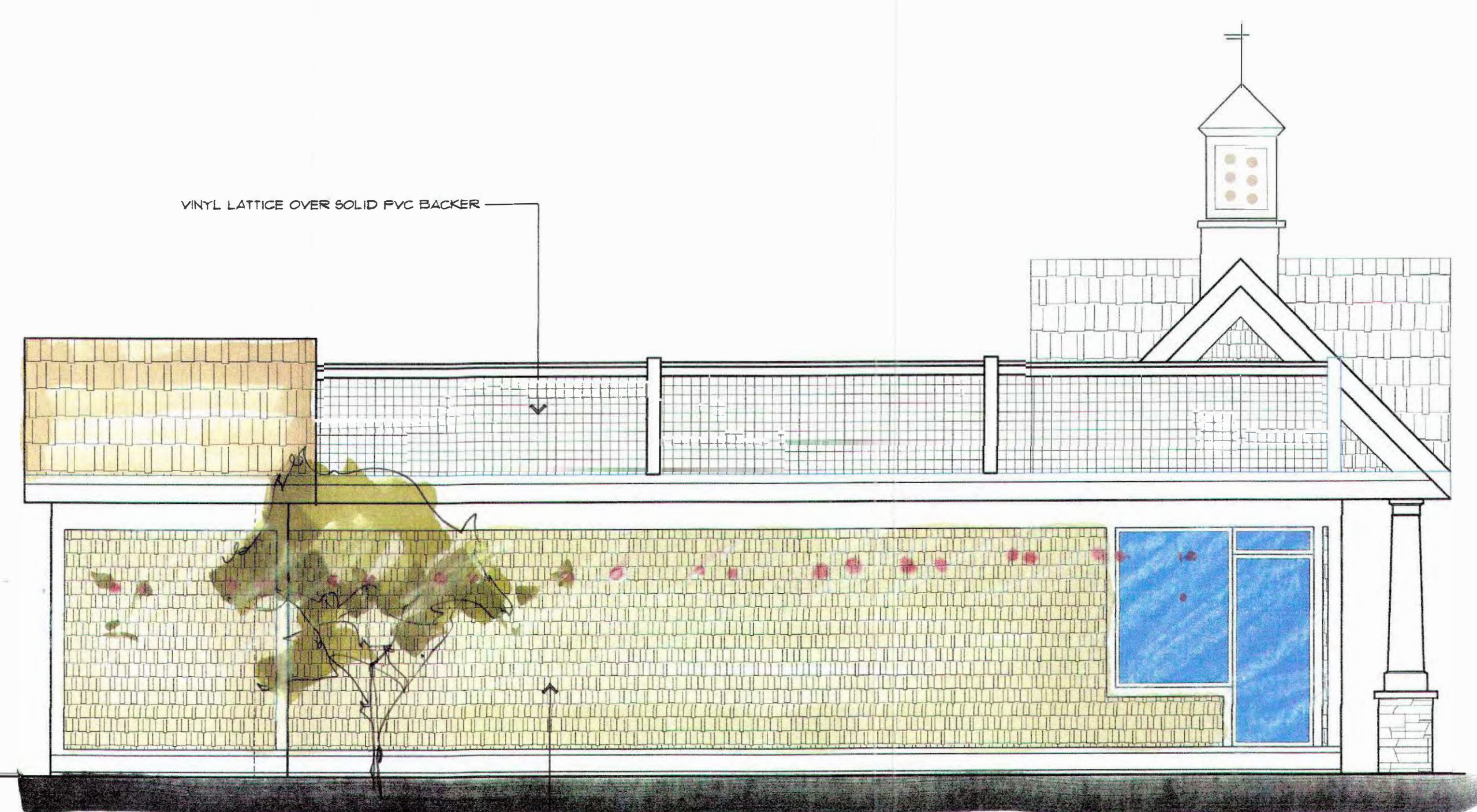
PROJECT TITLE: MR. DIVOT'S ICE CREAM SHOP
13393 YORK ROAD
NORTH ROYALTON, OHIO 44133
DATE: 10/6/23
DRAWN BY:
REMARKS:

SHEET TITLE: PLOT PLAN : 1" = 20'-0"

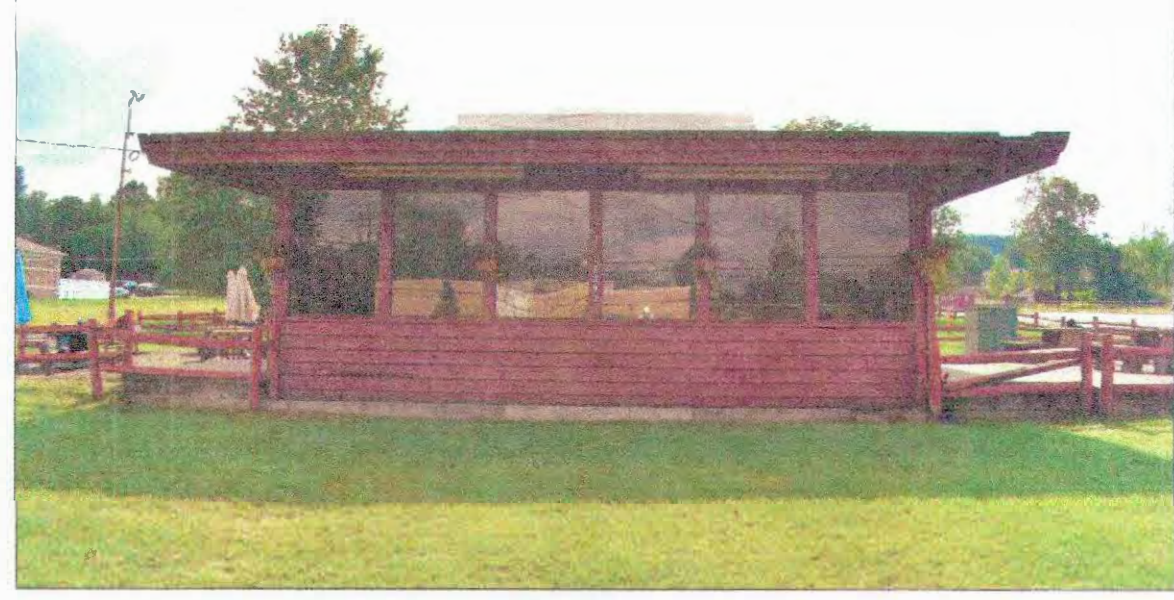
X-1



WEST (FRONT) ELEVATION
SCALE: 1/4" = 12'-0"



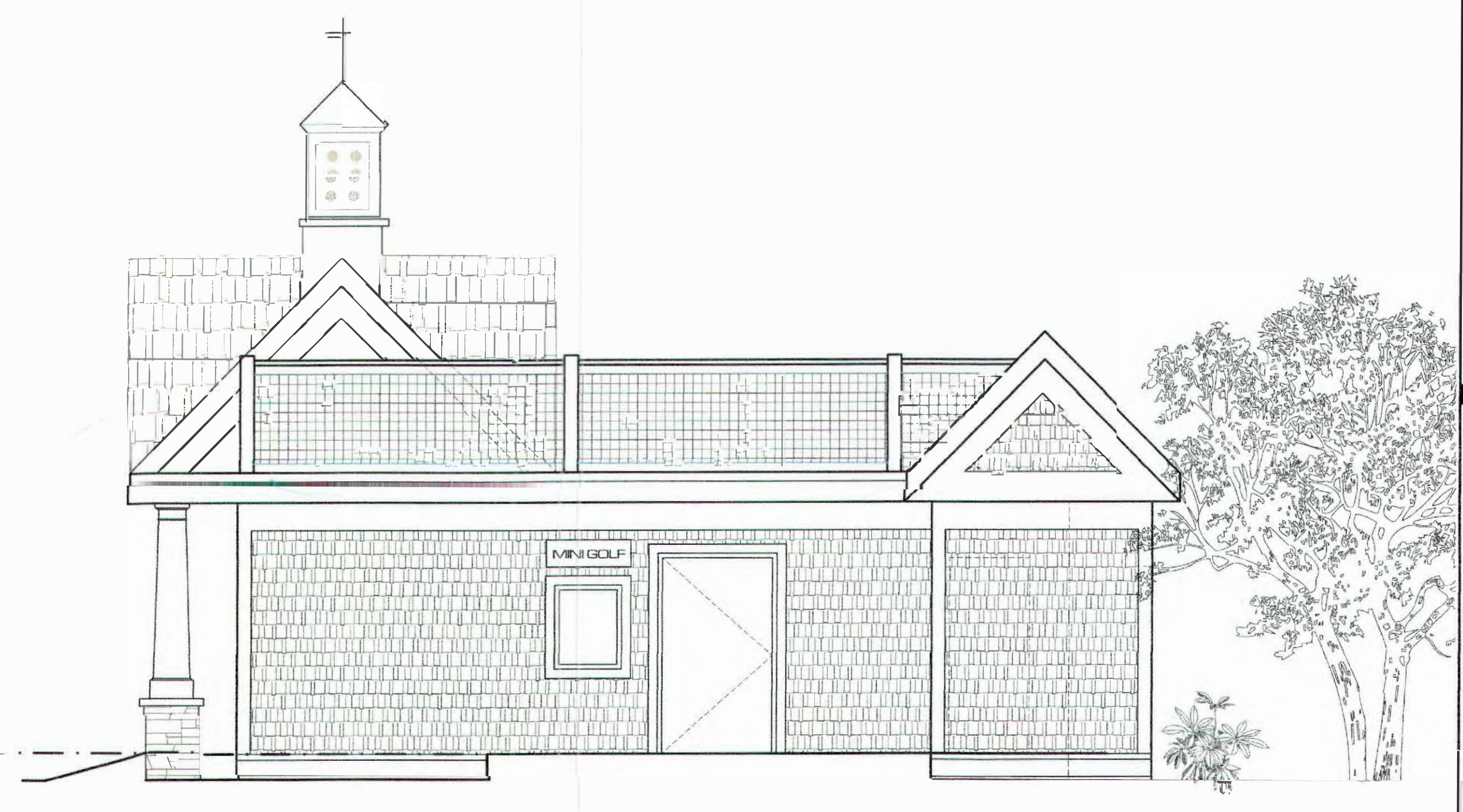
NORTH ELEVATION
SCALE: 1/4" = 12'-0"



THERE ARE 2 EXISTING 20' X 3' (60 S.F. EACH OR 120S.F. TOTAL) THAT ARE BEING REMOVED. THE (2) NEW SIGNS ARE 9' X 3'-6" EACH (OR A TOTAL OF 63 S.F.) THE NEW SIGN AGE IS 57 S.F. SMALLER THAN THE EXISTING. THE EXISTING MONUMENT SIGN TO REMAIN THE SAME SIZE.



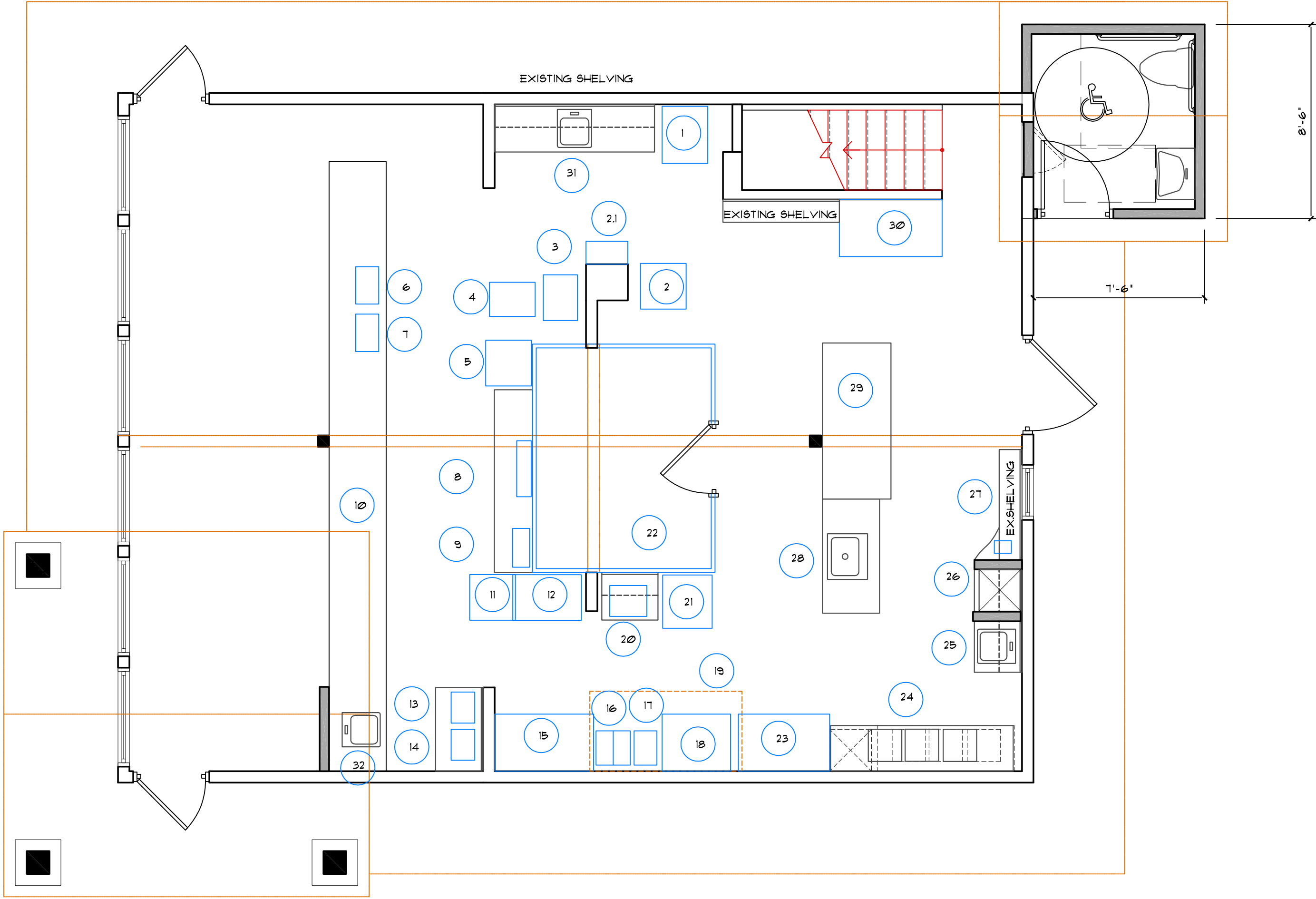
SOUTH ELEVATION
SCALE: 1/4" = 12'-0"



EAST (REAR) ELEVATION
SCALE: 1/4" = 12'-0"

SHEET TITLE: ELEVATIONS	PROJECT TITLE: MR. DIVOT'S ICE CREAM SHOP 13393 YORK ROAD NORTH COTTON, OHIO 44133	DATE: 8/10/23	REMARKS:
	DRAWN BY:		

EQUIPMENT SCHEDULE																	
ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	VOLTS	PHASE	AMPS	HP	NEMA	PLUG	DIRECT	GAS SIZE (IN)	MBTUH	COLD WATER SIZE (IN)	HOT WATER SIZE (IN)	INDIR DRAIN SIZE (IN)	DIRECT DRAIN SIZE (IN)
1	1	ICE MAKER W/ BIN	AVANTCO		115	1	12.7				X			0.375		0.75	
2	1	ICE CREAM DISPENSER															
2.1	1	CONFECTION TOPPINGS STAND															
3	1	ICE CREAM DISPENSER	TAYLOR														
4	1	ICEE MACHINE	ELECTRO FREEZE														
5	1	ICE CREAM DISPENSER	ELECTRO FREEZE														
6	1	TOPPING DISPENSER															
7	1	TOPPING DISPENSER															
8	1	FOUNTAIN DRINK DISPENSER															
9	1	MILK SHAKE MACHINE															
10	1	COUNTER, WORK WITH STORAGE BELOW															
11	1	ICE CREAM DISPENSER	TAYLOR														
12	1	HOT DOG MACHINE															
13	1	CHEESE DISPENSER															
14	1	NACHO CHIP CABINET															
15	1	S.S. WORK TABLE W/UNDER STORAGE															
16	1	FRYER, DEEP FAT, GAS															
17	1	FRYER, DEEP FAT, GAS															
18	1	26" FLAT TOP GRIDDLE															
19	1	HOOD, EXHAUST															
20	1	MICRO WAVE															
21	1	REACH IN REFRIGERATOR	AVANTCO														
22	1	EXISTING WALK IN COOLER		8' X 10'													
23	1	S.S. UNDERCOUNTER REFRIGERATOR															
24	1	EXISTING SINK, SCULLERY, 3 COMPARTMENTS (EACH	BOWL IS 18" W X 18" L X 14"	DEEP)										0.5	0.5		1.5
25	1	SINK, HAND, WALL MOUNT	KROWNE METAL	HS-9										0.5	0.5		1.5
26	1	EXISTING MOP SINK												.5	.5		2
27	1	MINI GOLF CHECKOUT COUNTER POS															
28	1	NEW S.S. TABLE WITH PREP SINK	EAGLE GROUP/METAL MASTERS	T3060SEB-BS										0.5	0.5		1.5
29	1	EX. PLAST LAM WORK TABLE															
30	1	FREEZER, REACH-IN	TRUE														
31	1	EXISTING SINK, HAND, WALL MOUNT												0.5	0.5		1.5
32	1	SINK, HAND, WALL MOUNT	KROWNE METAL	HS-9										0.5	0.5		1.5



NORTH

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



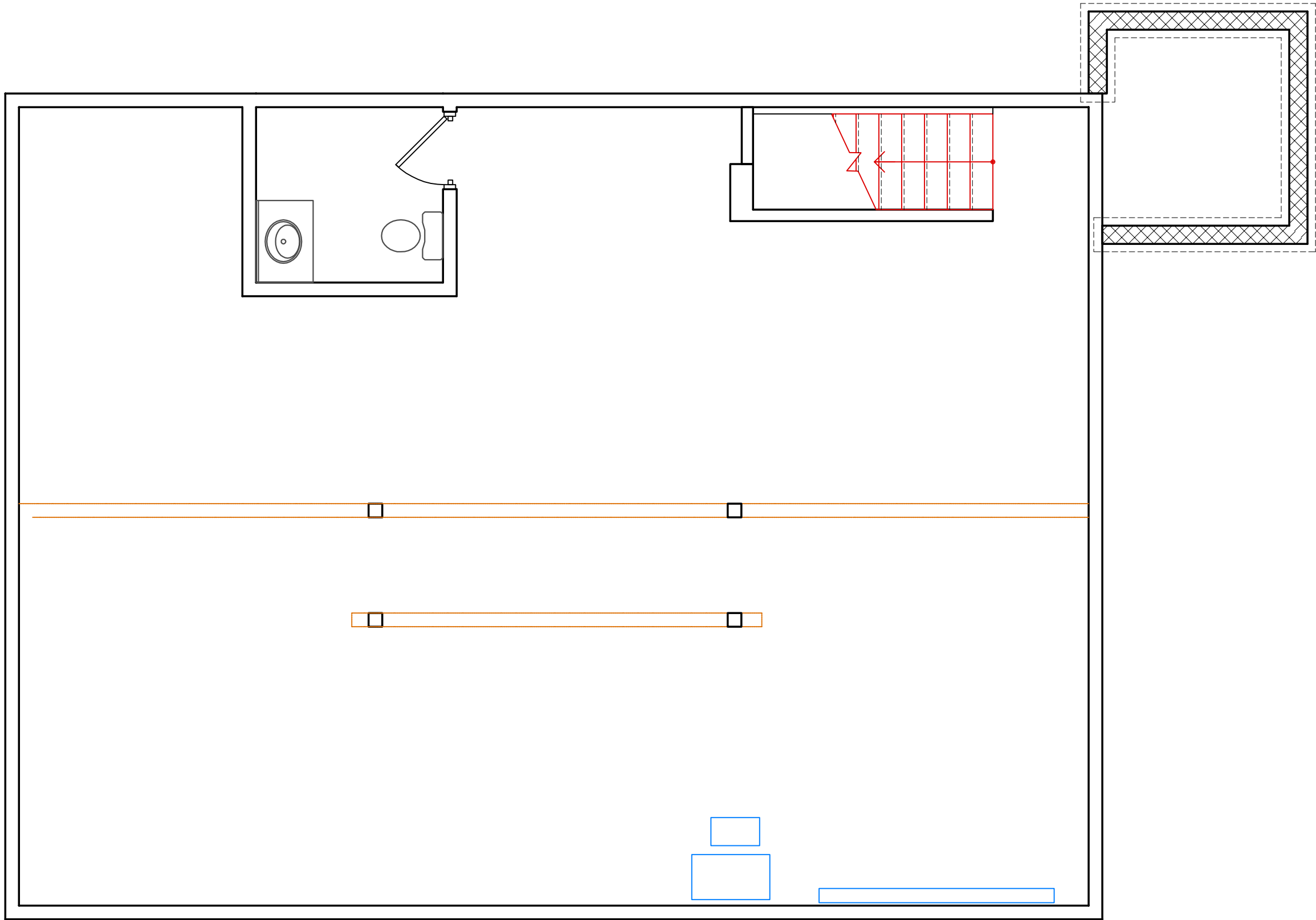
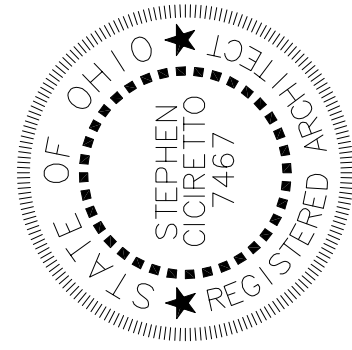
SHEET TITLE:
FIRST FLOOR PLAN

PROJECT TITLE:
MR. DIVOT'S ICE CREAM SHOP
13333 YORK ROAD
NORTH ROYALTON, OHIO 44133

DATE:
8/10/23

DRAWN BY:

REMARKS:



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE: FOUNDATION PLAN	PROJECT TITLE: MRS. DIVOT'S ICE CREAM SHOP 13393 YORK ROAD NORTH ROYALTON, OHIO 44133		DATE: 8/10/23	REMARKS:
			DRAWN BY:	



10' X 20' PERGOLA - 10' HIGH