



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

David Smerek, 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 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:

Ted Polesiak, of CDMG, on behalf of Stevens Painton Corporation, is seeking preliminary site plan approval for a 25,000 square foot accessory storage warehouse building located at 14470 York Road, also known as PPN: 483-26-001, 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](http://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 5<sup>th</sup> 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:

14470 York Rd, North Royalton, OH 44133	Stevens Engineers & Constructors, Inc.
Address	Name of Occupant, Business or Tenant (if applicable)
483-26-001	North Royalton 5A -G1
Permanent Parcel Number	Zoning District and Ward

### 2. Property Owner of Parcel:

Stevens Painton Corporation	Stevens Engineers & Constructors, Inc.
Name	Name of Business (if applicable)
7850 Freeway Circle, Suite 100	440-472-2960
Address	Phone
Middleburg Hts, OH 44130	
City, State and Postal Code	Email (electronic mail)

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

Ted S. Polesiak	CDMG
Name	Name of Business (if applicable)
150 Technology Drive	724-263-5991
Address	Phone
Canonsburg, PA 15317	tpolesiak@cdmg.com
City, State and Postal Code	Email (electronic mail)

### For Office Use Only

10/30/2023	12/6/2023	PC23-20
Date Application Submitted	Meeting Date Assigned	Identification Number Assigned
\$400	Check #1417539	I.e.
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:

Stevens Engineers & Constructors intend to build a new 25,000 SQ. FT. warehouse on the existing property at 14470 York Rd, North Royalton, OH 44133. The warehouse will be

used to house equipment, tools, and ancillary items that are currently stored outdoors in Conex style shipping containers.

The addition of the warehouse facility will improve our business model through increased efficiency of inventory management and reduction of material loss due to exposure to weather.

Upon completion the Conex storage containers will no longer be required and will be removed from the site.

A NUCOR pre-engineering metal building (PEMB) is proposed as the structure.

Considerations will be made to adapt the front facing wall of the building for a more aesthetically pleasing facade facing State route 82, Royalton Rd.

Storm water management practices will be followed as per the N. Royalton ordinances and the objective is to address and improve the overall site conditions.

### 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
		
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, TONY DELUCA, CFO (name) of STEVENS ENGINEERS & CONSTRUCTORS  
(company, if applicable), hereby certify that I/we are the OWNER  
(owner(s), executor(s), etc.) of 14470 YORK ROAD (property address or  
permanent parcel number) and further verify that TED POLESIAK (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

OCT. 18, 2023  
Date

Before me, a Notary Public in and for said county, personally appeared Tony DeLuca  
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 Middleburg Hts.  
Ohio on this 18<sup>th</sup> day of October, 2023.

Patricia L. Slivka  
Notary Signature

Seal:







State of Ohio  
County of Cuyahoga

Notary Expires:  
July 13, 2028





-  Municipalities
-  Right Of Way
-  Platted Centerline
-  Parcel



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.

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





Date Created: 10/18/2023

**Legend**

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

**RECEIVED**

OCT 30 2023

CITY OF NORTH ROYALTON  
BUILDING DEPT.



200 0 100 200 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

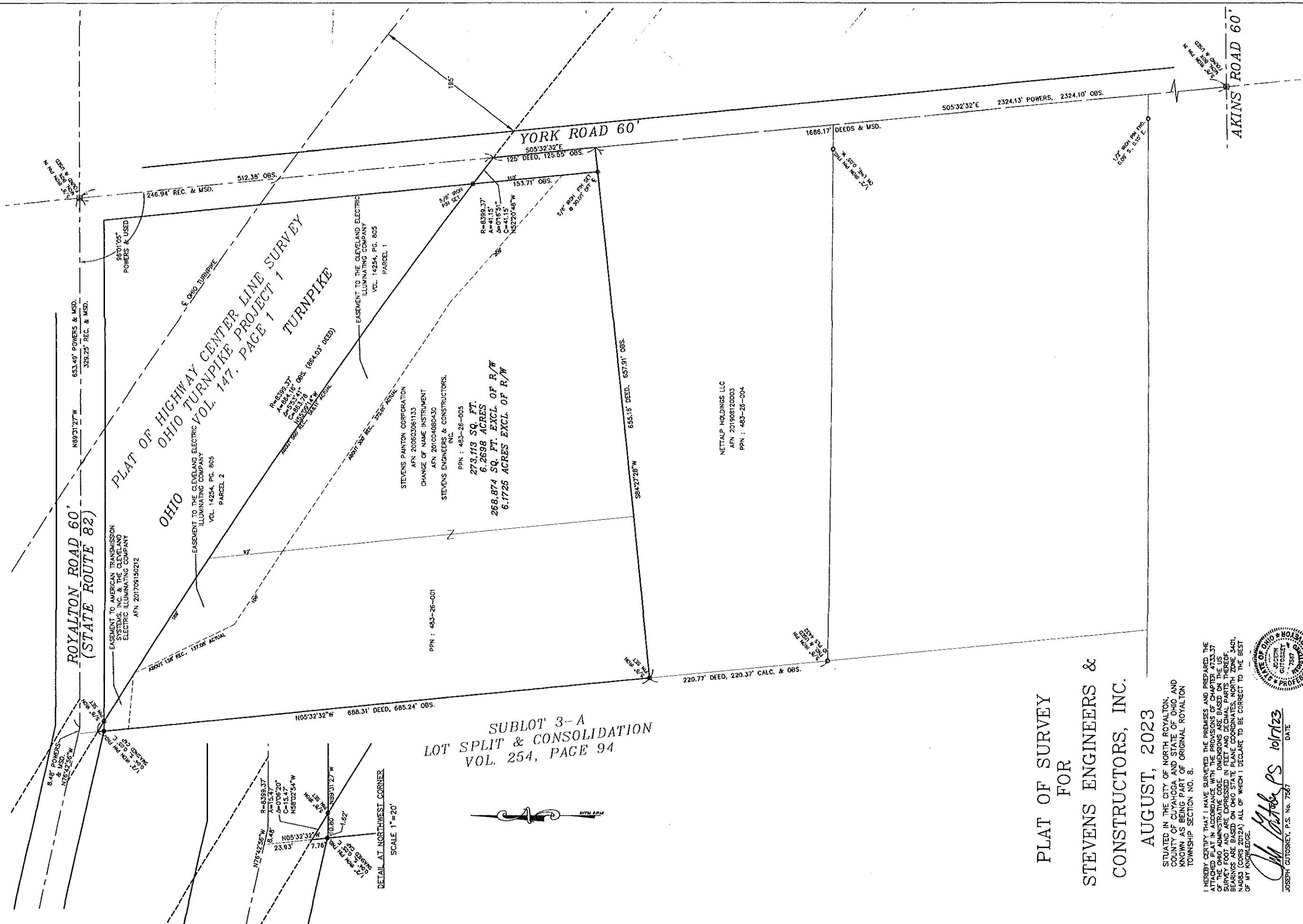
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1:1,200



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





SUBLOT 3-A  
LOT SPLIT & CONSOLIDATION  
VOL. 254, PAGE 94

PLAT OF SURVEY  
FOR  
STEVENS ENGINEERS &  
CONSTRUCTORS, INC.

AUGUST, 2023

SITUATED IN THE CITY OF NORTH ROYALTON,  
COUNTY OF CUYAHOGA AND STATE OF OHIO, AND  
KNOWN AS BEING PART OF ORIGINAL ROYALTON  
TOWNSHIP SECTION NO. 8.

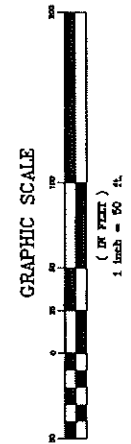
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE  
ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37  
OF THE REVISED CODE OF THE STATE OF OHIO, AND THAT THE SURVEY  
WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE REVISIONS  
THEREOF, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE  
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 1401,  
NAD83 (GCS 2011A) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST  
OF MY KNOWLEDGE.



*Joseph Gutoskey* PS 10/17/23  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

- LEGEND
- IRON PIN/PIPE/IRON FOUND (AS NOTED)
  - 30" LONG BY 5/8" DIA. YELLOW CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
  - 5/8" IRON PIN FOUND IN MONUMENT BOX

REFERENCES:  
DEEDS AND PLATS AS SHOWN HEREON.  
SURVEY FOR UNION CARBIDE CORPORATION BY BAUER SURVEYS CO., A. THOMAS  
POWERS, PS 4432, DATED JULY 29, 1988.



GUTOSKEY & ASSOCIATES, INC.  
Civil Engineers, Surveyors and Land Planners  
1035 CLEVELAND PARKWAY SUITE 4  
CINCINNATI, OHIO 45202  
Tel (513) 445-9900  
FAX (513) 445-9900  
WWW.GUTOSKEY-AND-ASSOCIATES.COM

CONTRACT NO.  
23-3917



**ZONING REGULATIONS**

CUYAHOGA COUNTY  
CITY OF NORTH ROYALTON ZONING CODE

EXISTING SITE ZONED: GI- GENERAL INDUSTRIAL  
LOT AREA 273,113 SQ. FT. (6.27 ACRES)

PROPOSED FLOOR AREA 25,000 SQ. FT.  
PROPOSED BLDG. COVERAGE 9.6%

MAX. BUILDING HEIGHT: 50'-0"  
BLDG. MIN. SETBACK FROM STREET R.O.W.: 100'  
SETBACK FROM SDE LOT LINE ABUTTING  
NON RESIDENTIAL DISTRICT: 10'  
SETBACK FROM REAR LOT LINE ABUTTING  
NON RESIDENTIAL DISTRICT: 10'

OFF-STREET PARKING REGULATIONS

MIN. SETBACK FROM STREET R.O.W.: 50'  
SETBACK FROM SDE & REAR LOT LINE ABUTTING  
NONRESIDENTIAL DISTRICT: 10'

EASEMENT TO AMERICAN TRANSMISSION  
SYSTEMS, INC. & THE CLEVELAND  
ELECTRIC ILLUMINATING COMPANY  
AFN 201709150212

SUBLOT 3-A  
LOT SPLIT & CONSOLIDATION  
VOL. 254, PAGE 94

ROYALTON ROAD 60'

OHIO TURNPIKE  
PLAT OF HIGHWAY CENTER LINE SURVEY  
VOL. 147, PAGE 1

YORK ROAD 60'

STEVENS PAINTON CORPORATION  
AFN 200603061133  
CHANGE OF NAME INSTRUMENT  
AFN 201004080430  
STEVENS ENGINEERS & CONSTRUCTORS, INC.  
PPN : 483-26-005

SITE PLAN  
SCALE : 1"=40'-0"



Southpointe Industrial Park  
150 Technology Drive  
Cuyahoga Falls, Pennsylvania 15317

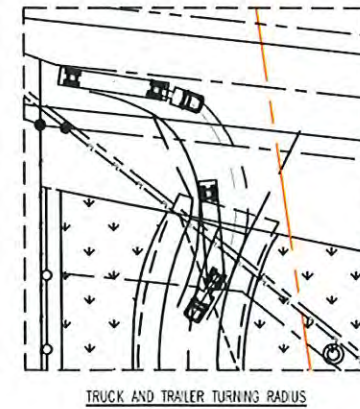
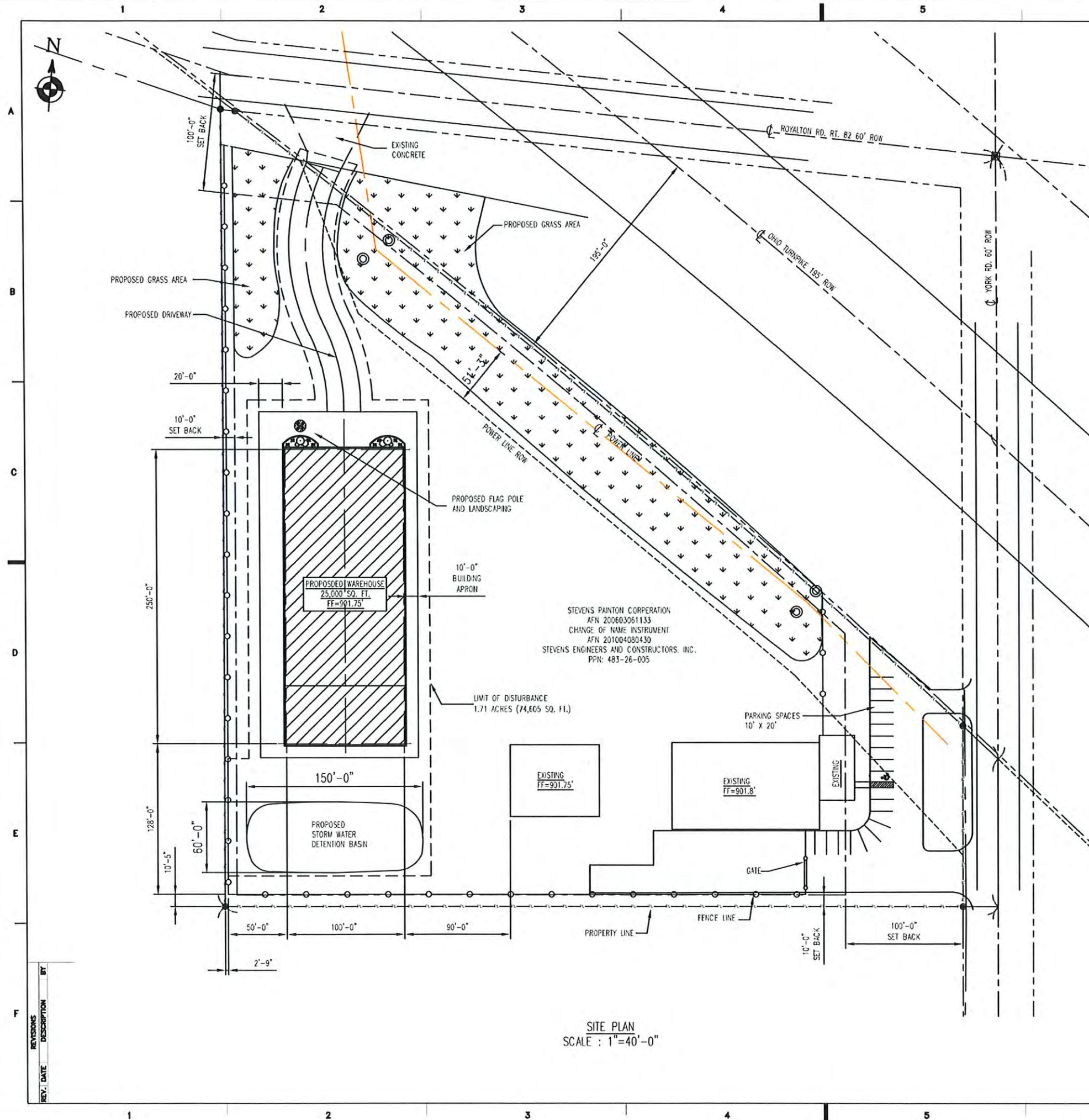
CLIENT NO. 122135-01

STEVENS E&C

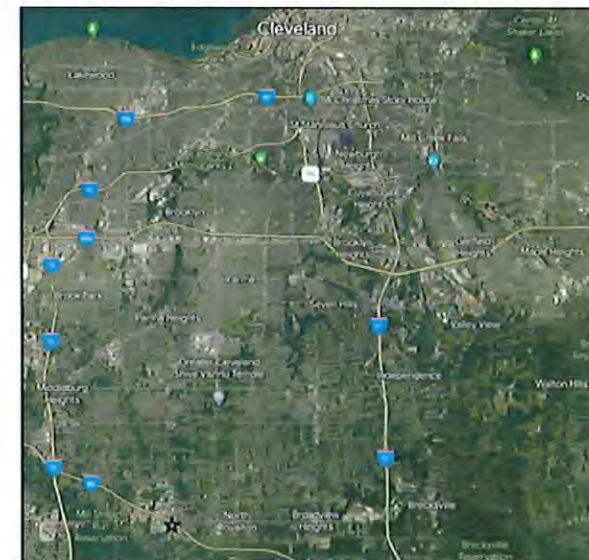
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DRAWN BY	DATE	8/13/2023	SCALE	DRAWING NO.	REV.
CHECKED	DATE		1"=40'-0"	SD1.1	0
APPROVED	DATE				





**ZONING REGULATIONS**  
CUYAHOGA COUNTY  
CITY OF NORTH ROYALTON ZONING CODE  
EXISTING SITE ZONED: GI- GENERAL INDUSTRIAL  
LOT AREA 273,113 SQ. FT. (6.27 ACRES)  
PROPOSED FLOOR AREA 25,000 SQ. FT.  
PROPOSED BLDG. COVERAGE 9.6%  
MAX. BUILDING HEIGHT: 50'-0"  
BLDG. MIN SETBACK FROM STREET R.O.W.: 100'  
SETBACK FROM SIDE LOT LINE ABUTTING  
NON-RESIDENTIAL DISTRICT: 10'  
SETBACK FROM REAR LOT LINE ABUTTING  
NON-RESIDENTIAL DISTRICT: 10'  
OFF-STREET PARKING REGULATIONS  
MIN. SETBACK FROM STREET R.O.W.: 50'  
SETBACK FROM SIDE & REAR LOT LINE ABUTTING  
NON-RESIDENTIAL DISTRICT: 10'  
THE EXISTING OFFICE BUILDING IS 1,650 SQUARE  
FEET REQUIRING 7 PARKING SPACES. 4 EMPLOYEES  
ARE/WILL BE ASSIGNED TO THE EXISTING AND  
PROPOSED WAREHOUSES REQUIRING ANOTHER 4  
SPACES. 11 PARKING SPACES PLUS 1 ACCESSIBLE  
ARE REQUIRED AND 17 PARKING SPACES PLUS 1  
ACCESSIBLE SPACE ARE CURRENTLY PROVIDED.




STEVENS PAINTON CORPORATION  
AFN 200603061133  
CHANGE OF NAME INSTRUMENT  
AFN 201004080430  
STEVENS ENGINEERS AND CONSTRUCTORS, INC.  
PPN: 483-26-005

SITE PLAN  
SCALE: 1"=40'-0"

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DRAWN M/F	DATE 9/13/2023
CHECKED	DATE
APPROVED	DATE



**CDMG**  
Part of the Barnes Group of Companies  
EXPERIENCE. COMMITMENT. QUALITY.

CLIENT NO. **STEVENS E&C** CDMG NO. **122135-01**

**STEVENS NORTH ROYALTON  
PROPOSED SITE PLAN AND DETAILS**

SCALE	DRAWING NO.	REV.
1"=40'-0"	SD1.2	0





# ZONING REGULATIONS

CUYAHOGA COUNTY  
CITY OF NORTH ROYALTON ZONING CODE

EXISTING SITE ZONED: GI- GENERAL INDUSTRIAL  
LOT AREA 273,113 SQ. FT. (6.27 ACRES)

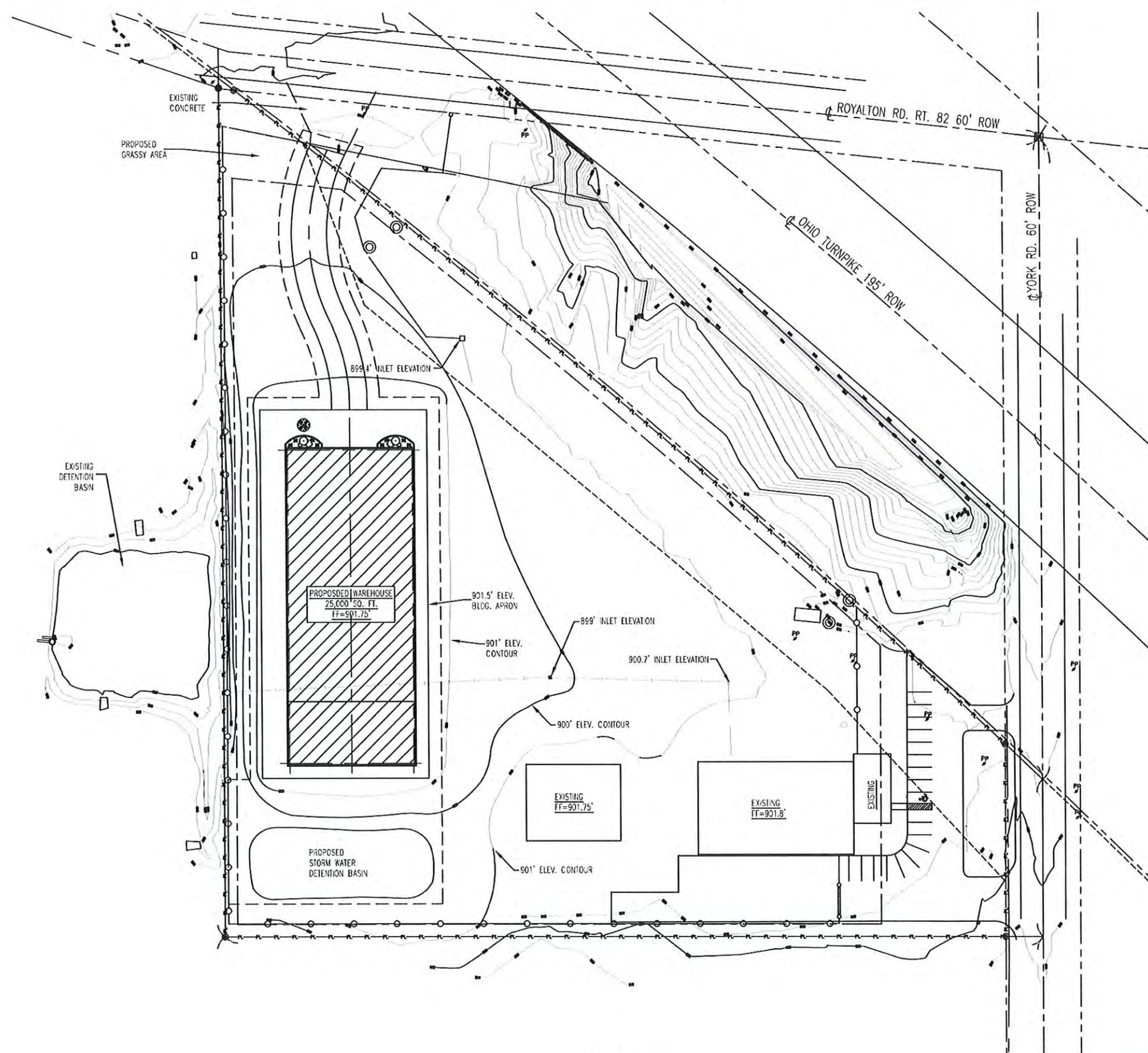
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PROPOSED BLDG. COVERAGE 9.6%

MAX. BUILDING HEIGHT: 50'-0"  
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SETBACK FROM SIDE LOT LINE ABUTTING  
NON RESIDENTIAL DISTRICT: 10'  
SETBACK FROM REAR LOT LINE ABUTTING  
NON RESIDENTIAL DISTRICT: 10'

OFF-STREET PARKING REGULATIONS

V.N. SETBACK FROM STREET R.O.W.: 50'  
SETBACK FROM SIDE & REAR LOT LINE ABUTTING  
NONRESIDENTIAL DISTRICT: 10'

THE EXISTING OFFICE BUILDING IS 1,650 SQUARE  
FEET REQUIRING 7 PARKING SPACES. 4 EMPLOYEES  
ARE/WILL BE ASSIGNED TO THE EXISTING AND  
PROPOSED WAREHOUSES REQUIRING ANOTHER 4  
SPACES. 11 PARKING SPACES PLUS 1 ACCESSIBLE  
ARE REQUIRED AND 17 PARKING SPACES PLUS 1  
ACCESSIBLE SPACE ARE CURRENTLY PROVIDED.




SITE PLAN  
SCALE : 1"=40'-0"

REV.	DATE	DESCRIPTION	BY

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DRAWN	MM	DATE	9/13/2023
CHECKED		DATE	
APPROVED		DATE	



Southpointe Industrial Park  
150 Technology Drive  
Columbus, Pennsylvania 15317

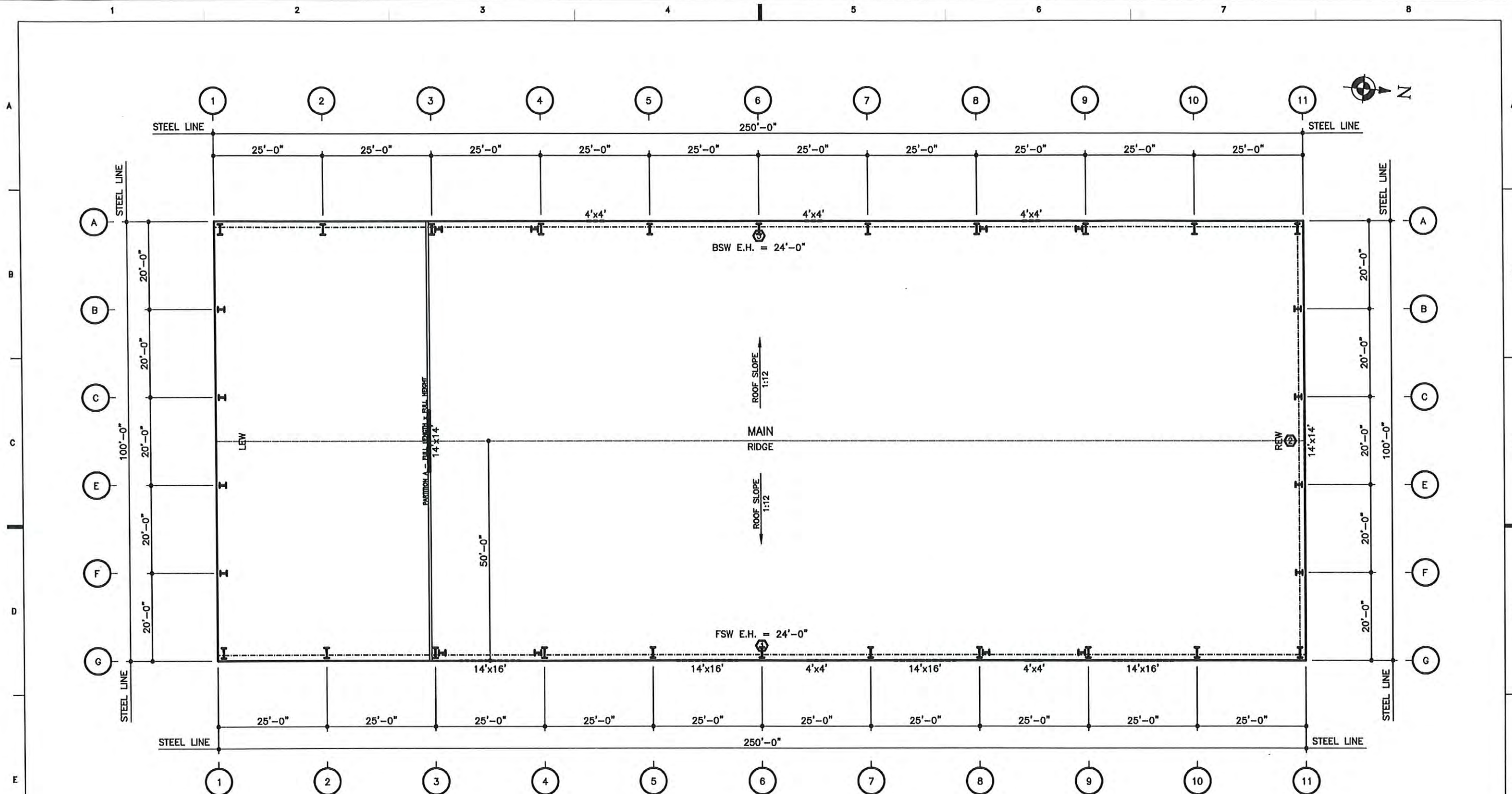
CLIENT NO. 122135-01  
STEVENS E&C

CDMG NO. 122135-01

STEVENS NORTH ROYALTON  
PROPOSED GRADING PLAN


SCALE	DRAWING NO.	REV.
1"=40'-0"	SD1.3	0





FLOOR PLAN  
SCALE : 1"=10'-0"  
WAREHOUSE SPACE: 25,000 SQ.FT.

REV.	DATE	DESCRIPTION	BY



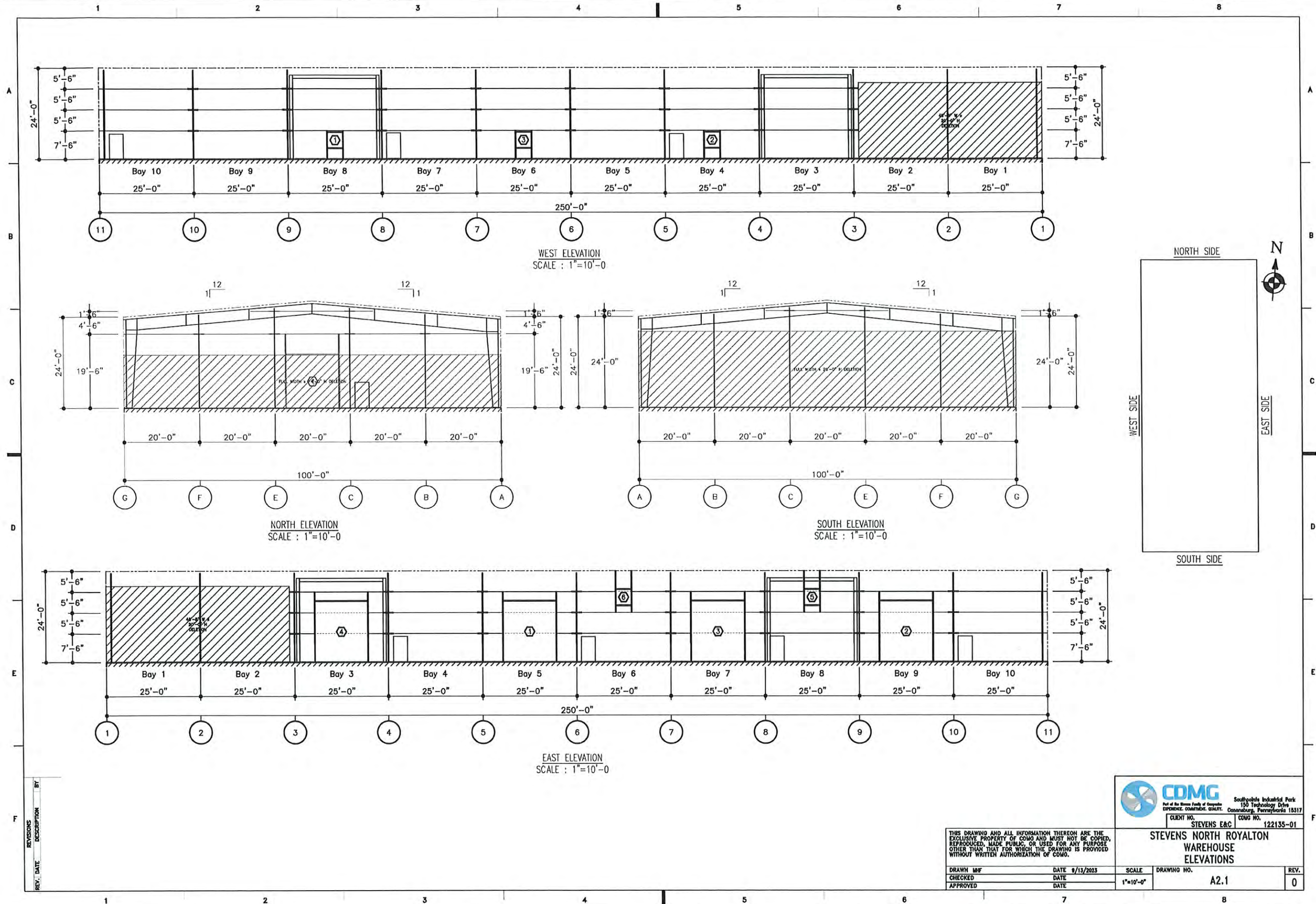
Southpointe Industrial Park  
150 Technology Drive  
Cresskill, Pennsylvania 18317

CLIENT NO. **STEVENS E&C** CDMG NO. **122135-01**

**STEVENS NORTH ROYALTON  
WAREHOUSE  
FLOOR PLAN**

DRAWN <b>MMF</b>	DATE <b>9/13/2023</b>	SCALE	DRAWING NO.	REV.
CHECKED	DATE	1"=10'-0"	<b>A1.1</b>	<b>0</b>
APPROVED	DATE			









3D SITE PLAN  
IMAGE OBTAINED FROM GOOGLE EARTH

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DRAWN BY	DATE
CHECKED	DATE
APPROVED	DATE

SCALE
1"=40'-0"

DRAWING NO.	REV.
SD9.1	0

**CDMG**  
Part of the Stevens Family of Companies  
EXPERIENCE. COMMITMENT. QUALITY.

Southcoast Industrial Park  
150 Technology Drive  
Canaan, Pennsylvania 15317

CLIENT NO.	CDMG NO.
STEVENS E&C	122135-01

REVISIONS  
REV. DATE DESCRIPTION BY





NORTH-EAST VIEW



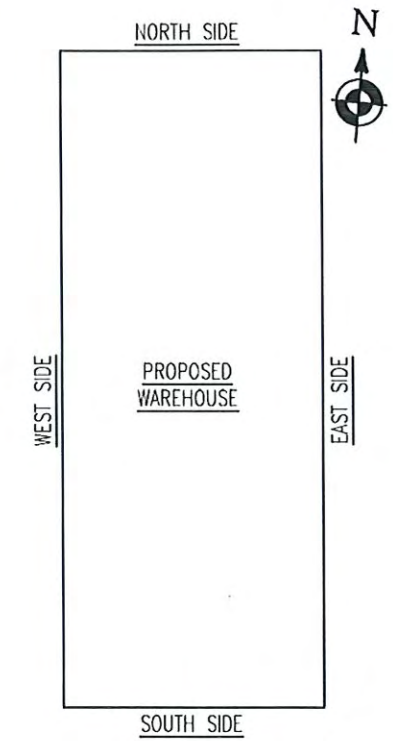
SOUTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-WEST VIEW



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DRAWN BY	DATE
CHECKED	DATE
APPROVED	DATE

 <b>CDMG</b> <small>Part of the Brown Family of Companies</small> <small>CONSTRUCTION MANAGEMENT GROUP, LLC</small> Southpointe Industrial Park 150 Technology Drive Conansburg, Pennsylvania 15317	
CLIENT NO.	CDMG NO.
STEVENS E&C	122135-01
<b>STEVENS NORTH ROYALTON WAREHOUSE RENDERINGS</b>	
SCALE	DRAWING NO.
NA	A9.1
REV.	0

REVISIONS  
REV. DATE DESCRIPTION BY