



# City of North Royalton Planning Commission

**Agenda  
April 3, 2024**

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. **PC23-12ext:** The City of North Royalton is seeking a 180-day extension of the plan approval for the sanitary sewer improvements on Abbey Road which include the installation of 5,441 linear feet of gravity sewer and 8,830 linear feet of force main. The project will begin at the existing sewer connection point near Baldwin Creek, just north of I-80, and travel west to Abbey Road. The project will then proceed north within the Abbey Road right-of-way to a point south of Sprague Road before heading east to 11355 Sprague Road, also known as PPN: 481-07-026. **The project previously received approval at the May 3, 2023 Planning Commission meeting.**
  - b. **PC24-04.1:** Mark Holz, of Frontier Land Group, on behalf of FLG Woodland Bend LLC, is seeking final site plan and preliminary plat approval for a proposed detached single-family cluster development consisting of 20 buildable lots located off of Sprague Road, also known as PPN: 489-02-033, in Residential (R1-A) District zoning. Preliminary Site Plan approval was granted at the March 8, 2023 Planning Commission meeting. **Tabled at the March 6, 2024 Planning Commission meeting. Public Hearing held at the April 27, 2022 Planning Commission meeting.**
  - c. **PC24-05:** Russell Sposit, of CWP Enterprises, LLC, is seeking preliminary site plan approval for a proposed subdivision consisting of 8 buildable lots located on two parcels off of Harley Hills Drive, also known as PPN(s): 482-27-001 and 482-27-008, in Residential (R1-B) District zoning. **Public Hearing held at the December 6, 2023 Planning Commission meeting.**

3. New Business:

- a. **PC24-06:** Ordinance 24-48 – Council has referred to the Planning Commission an ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1262 Administration, Enforcement and Penalty, Section 1262.07 Conditional Use Permits, Paragraph (c) by adding Subsection (2) and renumbering, and declaring an emergency.
- b. **PC24-07:** Ordinance 24-50 – Council has referred to the Planning Commission an ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1274 Public Facility Districts, Section 1274.02 Use Regulations, by adding Paragraph (c), and 1274.04 Yard Regulations, Paragraph (b)(1), Main Buildings and Uses, by adding “Inpatient Healthcare Facilities,” with specifications, and declaring an emergency.
- c. **PC24-08:** Ordinance 24-49 – Council has referred to the Planning Commission an ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1270 Residential Districts, Section 1270.12 Size, Location, Setbacks and Height for Accessory Buildings and Private Garages, Paragraph (a), by adding Subsection (D), and declaring an emergency.

4. Miscellaneous

5. Adjournment