



City of North Royalton

Planning Commission

Agenda
May 1, 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. **PC24-10:** John Reyes, of Star Inc., on behalf of Heritage-Crystal Clean, LLC, is seeking final site plan approval and the approval of required landscape buffering along the western property line for a proposed 16,789 square foot office warehouse building and associated parking lot improvements located at 10012 Akins Road also known as PPN: 483-25-015 (previously PPN(s): 483-25-008, 483-25-009, and 483-25-010) in General Industrial (GI) District zoning. **Preliminary site plan approval was granted at the January 3, 2024 meeting. An initial public hearing for this project was held on January 3, 2024.**
3. New Business:
 - a. **PC24-09:** Jamil Dayeh, of Tradico Builders, Inc., on behalf of Michael Debs M.D., of Maya Realty Ltd., is seeking preliminary site plan approval and the review of existing buffering along the southern and western property lines for a proposed 1,250 square foot building addition located at 14320 Ridge Road, also known as PPN: 487-02-031, in General Business (GB) District zoning.
 - b. **PC24-11:** As required under Article XII Section (d) of the City of North Royalton Charter, Timothy Wagner, of CPL, on behalf of the North Royalton Board of Education, is seeking a recommendation of approval and the review of existing buffering for the modifications and improvements to the existing Royal View Elementary School building for the proposed North Royalton Senior Center project located at 13220 Ridge Road, also known as PPN: 482-30-015, in Public Facility (PF) District zoning. The scope of work will include minor alterations to the exterior of the building and renovations to portions of the interior.
4. Miscellaneous
5. Adjournment