

**BUILDING & BUILDING CODES COMMITTEE
MINUTES
January 13, 2005**

The Building & Building Codes Committee meeting was held on January 13, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:50 p.m.

Present: Committee Members: Chair Vincent Gentile, Robin Zaccardelli, Lisa Uffman-Kirsch;
Council Members: Council President Robert Stefanik, Denise Bobulsky, Don Willey, Tom Koch;
Paula Recker.

Moved by Mr. Gentile, seconded by Mrs. Uffman-Kirsch to amend the minutes of November 15, 2004, as requested in the January 4, 2005, memo from Lisa Uffman-Kirsch. (Attached) 3 yeas/0 nays. Motion carried.
Moved by Mrs. Uffman-Kirsch, seconded by Ms. Zaccardelli to approve the minutes of November 15, 2004, as amended and December 21, 2004. 3 yeas/0 nays. Motion carried.

UNFINISHED BUSINESS:

1. Low impact development (LID)

Mr. Gentile announced that on Saturday, February 5, 2005 at 10:00 a.m. there will be seminar to be held in the Council Chambers on low impact development from the Chagrin River Watershed Partners and Cuyahoga County Soil and Water. Any specific questions should be given to the Council Office by Friday, January 28, 2005.

Mr. Gentile said he spoke with a representative from Soil and Water about the NOACA model ordinances with regard to low impact development. Mr. Gentile was told that the NOACA model ordinances are the first step towards LID. The second step is the creation and adoption of this type of development practice.

2. Planning and Zoning Code 1284.07(h) Illumination of Subdivision Signs

Our current legislation does not provide for illumination of subdivision signs. There is new development on York Road approved by the Planning Commission that has the sign illuminated.

Mr. Koch said also that BZA was getting requests from developers who want to put in two signs. Currently only one sign is permitted. Mr. Koch said since we are discussing the sign ordinance perhaps the sign legislation should also include two signs. It was asked why make developers come to BZA for the permission to have one or two illuminated signs when the code can be changed.

Street entrances have street lights to illuminate entrances, but not all entrance signs are able to be seen by street lights only. Many developments would like to include illuminated signs.

Legislation is requested to allow no more than two permanent illuminated ground signs per entrance amending 1284.07(h). Subdivision ground signs and illumination of such are discouraged in RRZ District (reference 1273.12). Section 1284.06(b) will also need to be changed to allow for illumination in public facilities striking verbiage "and residential districts." Mr. Gentile will follow-up with the Director of Legislative Services. Mr. Koch wanted to be included as sponsor.

3. Proposed Ordinance 04-212 Flood Damage Reduction Chapter 1466

Council Public Hearing is on February 1, 2005. Mr. Gentile moved to recommend approval of 04-212, seconded by Mrs. Uffman-Kirsch. 3 yeas/0 nays. Motion carried.

NEW BUSINESS:**1. Section 1246.02 cul-de-sacs**

The bigger snow plow trucks cannot plow in a cul-de-sac. Cul-de-sacs require much time to plow snow because a pick-up truck must be used. There is no place to put the snow while plowing through a cul-de-sac. Mr. O'Donnell has said that we cannot ban cul-de-sacs completely. Discussion occurred regarding how to resolve the cul-de-sac plowing problem such as: truck style, equipment, changing blades, removing cul-de-sac islands, plowing to the center. It was also suggested that the number of homes permitted on a cul-de-sac be lessened. There should be areas to push snow between the driveways with no obstructions.

It was decided to look at legislation that Mr. O'Donnell has drafted that would limit to a maximum of 3 houses with 100 feet right-of-way. Mr. Gentile will forward this legislation to Council and the Service Director in order that it can be discussed in the next Streets Committee meeting. This item is removed from this Committee and referred to the Streets Committee.

2. Proposed changes to Zoning Codes

Mrs. Uffman-Kirsch wondered why this subject was dropped. She wants to know the status of the changes that the administration was going to propose as well as the ideas of changes suggested by Council members. Mr. Stefanik said that it was discussed in committee that the Mayor was going to hire someone to assist with changes subsequent to the adoption of the Master Plan and the committee agreed to remove this item. Mr. Gentile will follow-up with the Mayor.

3. Weeds and Grass 660.14

Mr. Koch said Zoning Inspector Joe Hartman relayed information on our current procedure regarding people who do not maintain their yards. Our process is very cumbersome. Strongsville and Broadview Heights send out one notice giving five days to comply otherwise the city cuts the grass and the cost is put on the tax duplicate. Changes to our procedure are requested that would change to one notice and then action would be taken.

Mr. Willey was concerned about residents on vacation and said he spoke with Mr. Hartman regarding this. He feels confident that this situation will be handled without being punitive or abusive.

Mrs. Uffman-Kirsch said she feels this will be a problem with language dealing with riparian zones or wetland buffers. She would like to see the language added that would address these areas. She discussed this with Mr. Hartman.

Mr. Stefanik, Mrs. Bobulsky, Mr. Gentile, Mr. Willey, and Ms. Zaccardelli request to be added as sponsors.

The committee recommended that this item be removed from this committee and sent to Safety Committee.

Mr. Gentile moved to adjourn the meeting, seconded by Mrs. Uffman-Kirsch. 3 yeas/0 nays. Meeting adjourned at 9:29 p.m.