

**BUILDING & BUILDING CODES COMMITTEE
MINUTES
February 14, 2005**

The Building & Building Codes Committee meeting was held on February 14, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 8:18 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; Ivan Hack, Neil Price.

Moved by Ms. Zaccardelli, seconded by Mrs. Uffman-Kirsch to approve the minutes of January 13, 2005, and February 5, 2005. 3 yeas/0 nays. Motion carried.

UNFINISHED BUSINESS:

1. Low impact development (LID)

Mr. Gentile said that he has a model ordinance from Chagrin River Watershed Partners on LID and it is being reviewed by Cuyahoga County Soil and Water and NOACA. As soon as he gets something back he will copy Council on the information.

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

Mrs. Uffman-Kirsch said she discussed this with the Mayor. The reason that the signs currently state they should not be illuminated was that they were not supposed to be neon or in the box illuminated. If it is low lumens/low wattage it should not be an issue. As the legislation currently reads this is not stated. Discussion continued regarding the type of lighting and light mounting that should be required.

Mrs. Uffman-Kirsch moved to amend the legislation to insert "Illumination of signs shall only be from a ground mounted light source that washes the front of the sign only."...Such signs shall identify..., seconded by Mrs. Zaccardelli. 3 yeas/0 nays. Motion carried.

3. Proposed changes to Zoning Codes

As requested by the committee Mr. Gentile sent a memo to the Mayor asking if she has any proposed changes to our Zoning Codes. He has not received a response yet. Mrs. Uffman-Kirsch said that she was really more interested in knowing from the Mayor the status of whether or not we were going to hire an outside source to review our Zoning Codes.

NEW BUSINESS:

1. Proposed Ordinance 04-211, Chapter 1282 Off-Street Parking and Loading (see attached)

Mrs. Bobulsky submitted a memo dated February 10, 2005, proposing changes. (see attached) Mr. Gentile asked what was her background information on this proposed change. Mrs. Bobulsky said she was referring to a memo dated November 17, 2003, from Carol Thaler. It was discussed that Mr. Arrendale be asked for his comments.

Mrs. Uffman-Kirsch had additional changes as recommended in the same memo from Carol Thaler. She also discussed the changes with the Law Director who advised that he also concurs. It was discussed that this legislation currently being discussed was from Jack Murphy and Carol Thaler. Mr. Arrendale was asked to review it and he said it was ok the way it was.

In addition to suggested changes Mrs. Uffman-Kirsch wondered if in Section 1282 it needed to state "all residential" when you would have one landowner building a single house on a single lot. Regarding Item (g) of 1282.05 Carol Thaler made a reference in her memo suggesting further information is needed regarding the type of landscaping desired. Mrs. Uffman-Kirsch wondered if we want to follow an LID concept. Mrs. Bobulsky said that she thought it was the recommendation of Mr. Arrendale to leave this as it currently reads. Mr. Hack said that he thought the intention of Mr. Murphy regarding the landscaping requirement was to allow for a detention basin rather than for aesthetics. Mrs. Uffman-Kirsch wondered if

we want to make the changes prior to passing this piece or do we want to pass this and introduce another piece of legislation later. Mr. Gentile will meet with the Director of Legislative Services to make the changes to the legislation recommended by Mrs. Uffman-Kirsch and Mrs. Bobulsky and attach the changes to the next agenda. Further discussion will continue regarding landscaping. Mr. Gentile will meet with the Director of Legislative Services to request the parking lot requirements from other cities as Brecksville, Hudson, Dublin, Gahanna, and Prince George's County, MD.

Mr. Willey said he had concerns where in the Industrial Park the required parking is met on the initial building, but when the company expands there is not enough space allotted for expansion. He wonders if we should request the Building and Engineering Departments to look into the matter that there be room for more parking if the business expands or to look into community parking in that area.

2. **Proposed legislation, Cul-de-sacs 1246.02(h)**

Mr. Gentile said this was discussed in the Streets Committee. He asked if anyone had any other concerns. Mr. Willey thought that there should be a diagram included. He does not think this legislation will resolve the snow plowing problem. Mrs. Uffman-Kirsch requested clarification regarding verbiage "projected width toward the right-of-way." Mr. Stefanik wondered if storm sewers should be listed.

Mrs. Uffman-Kirsch moved to recommend approval of the legislation, seconded by Mr. Gentile.
3 yeas/0 nays. Motion carried.

Mrs. Uffman Kirsch moved to adjourn the meeting, seconded by Mr. Gentile. 3 yeas/0 nays. Meeting adjourned at 9:27 p.m.