

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

The Building & Building Codes Committee meeting was held on March 14, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:32 p.m.

**Present:** Committee Members: Chair Vincent Gentile, Robin Zaccardelli, Lisa Uffman-Kirsch; Council President Robert Stefanik, Denise Bobulsky, Mr. Willey, Tom Koch; Interim Building Commissioner Richard Arrendale; Neil Price, Mr. Mattes.

Moved by Ms. Zaccardelli, seconded by Mrs. Uffman-Kirsch to approve the minutes of February 14, 2005. 3 yeas/0 nays. Motion carried.

**New Business Item 2**

**2. Proposed Ordinance 05-30 Application for placement of land in an Agricultural District from Steve & Nancy Mattes**

Being that the applicant is present New Business Item 2 was handled first.

Mrs. Uffman-Kirsch recommended approval, seconded by Mrs. Zaccardelli. 3 yeas/0 nays. Motion carried.

**UNFINISHED BUSINESS:**

**1. Low impact development (LID)**

Mr. Gentile said that he still does not have anything back from Cuyahoga County Soil and Water.

**2. Proposed Ordinance 05-16 Planning and Zoning Code 1284.07(h) Illumination of Subdivision Signs**

Planning Commission is holding their Public Hearing on March 16, 2005. At the February meeting the committee recommended amendments to this legislation.

Mrs. Uffman-Kirsch moved to recommend approval to Council as amended, seconded by Mrs. Zaccardelli. 3 yeas/0 nays. Motion carried.

**3. Proposed changes to Zoning Codes**

It is the understanding of the committee that at this time it is uncertain if funds will be available to hire a planner to assist with proposed changes. Some of the preliminary work may already have been done in the work of putting together the Master Plan. Mr. Gentile thought if money is not available perhaps the committee and Council can begin working on some portions of the code this year. Mrs. Uffman-Kirsch said that she began working on a list when this was first discussed that Council would be making the changes. Discussion occurred regarding how to approach the review for changes. Since more recently the commercial codes have been worked on with the Master Plan development and the city planner, perhaps starting to review the residential codes would be the way to begin. Another thought was with the desire to move forward with the Industrial Park Phase Two, ideas relative to the enhancement of mobility and accessibility in this area and what the Building Department can recommend to clear up problems they might see should be considered. We should look at improving code sections that may be posing roadblocks to those trying to do business here. Mr. Koch said that he was talking to someone that said the size of our streets and driveway aprons in the Industrial Park are too small. Mr. Gentile said that might be a good idea for the Streets Committee next month. Mr. Gentile thought this committee should start with R-1A zoning. It is the largest area of zoning we have. It seems to be one that may have the greatest impact on our budget. It is one that we are currently looking at in relation to low impact development. RRZ can be used as a starting point to discuss how this might apply to some areas of R-1A zoning changes. Village concept to R1-A per RRZ will be discussed at the next meeting. Mrs. Uffman-Kirsch recommends making use of the Master Plan Task Force Land Use and Zoning subcommittee report.

**4. Proposed Ordinance 04-211, Chapter 1282 Off-Street Parking and Loading**

The committee is reviewing codes from the communities requested at the last meeting. Mr. Arrendale offered some suggestion for changes he would like. Mr. Arrendale recommended that the committee make changes to our existing code with embellishments from other community codes. Mr. Gentile asked Mr. Arrendale for his recommendations to be discussed at the next committee meeting. The committee will recommend defeating 04-211 at the Council meeting tomorrow and then proceed with new changes.

Mr. Gentile moved to recommend approving 04-211, seconded by Mrs. Uffman-Kirsch. 0 yeas/3 nays. Motion defeated.

**NEW BUSINESS:****1. Proposed Ordinance 05-26 performance bonds and licensing of tradesmen**

Mr. Arrendale said and the committee discussed that this will allow for better procedures and is more helpful to our residents. Brecksville and Parma have something similar and they say this works well in their communities. This legislation does not harm reputable contractors. This legislation helps in problem situations.

Mr. Gentile moved to recommend approving 05-26, seconded by Mrs. Uffman-Kirsch. 3 yeas/0 nays. Motion approved.

**2. Proposed Ordinance 05-30 Application for placement of land in an Agricultural District from Steve & Nancy Mattes**

See previous.

**3. Temporary project signs Section 1284.07**

Mrs. Bobulsky said she was contacted by small independent contractors expressing concern over our code not allowing for temporary project signs. Other communities allow for these signs. She would like to see some allowance for signs such as these with restrictions on size and length of time they are permitted to be displayed. This is a big source of advertisement for these contractors. Mr. Arrendale agrees with permitting these signs with restrictions that Council would determine. It could be similar to what exists for real estate signs. Definition of a temporary project sign would be needed. Certain signs are required to go to Planning Commission and that is very restrictive and an overburden. Mrs. Bobulsky will have proposed amendments for review at the next meeting.

**4. Temporary window signs Section 1284**

Mr. Arrendale said we have existing code that many businesses do not follow. The Planning Commission spends a great deal of time on signs and then the junk appears in the windows undoing the look that is sought. It was said some businesses get a discount on some products for putting up a sign or banner. If they do not get these up the prices would have to be raised and the business is not able to be competitive. The need to be more business friendly was discussed. Seasonal banners were also brought up as small business advertising and also all signs in general. Every temporary sign for road projects must come before Planning Commission and it was asked if there was any way around it. A balance is desired. Mr. Gentile asked Mr. Arrendale for his recommendations to be discussed at the committee meeting next month.

Mrs. Uffman Kirsch moved to adjourn the meeting, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Meeting adjourned at 8:53 p.m.