

BUILDING & BUILDING CODES COMMITTEE
MINUTES
April 18, 2005

The Building & Building Codes Committee meeting was held on April 18, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:30 p.m.

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

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

UNFINISHED BUSINESS:

1. Temporary window signs/seasonal signs Section 1284

Mr. Cossel addressed the committee about his business that is open only about four months out of the year. He said he needs signs to let people know they are open. It is currently against the code to put out temporary signs for the length of time he would need. Discussion occurred regarding small businesses that would need the ability to advertise and finding a way to allow something that would not deter from a desirable neighborhood look. Seasonal advertising was discussed and the fact that other small businesses would also be requesting consideration. The size of signs; type of signs, i.e. banner signs; color of signs; length of display, i.e. 30-day restriction used in advertising in the commercial area were mentioned. It was discussed that small businesses are looking for changes for temporary sign timeframe and adding seasonal business signs.

It was discussed that the sign ordinance was changed for the reason to have a lower profile and businesses are able to operate within the rules now. If this changes, the look about the city will change and it will not be desirable. The Law Director will need to advise if changes discussed would be legal.

Mrs. Uffman-Kirsch will provide drafts for the seasonal temporary signs for the meeting next month from ideas the committee will supply to her.

With temporary window signs currently the code reads that 20% of the window is permitted to have signs. The committee felt that it should remain. Mr. Arrendale had brought this to the committee as having a problem with businesses not following the current code.

The committee will continue the discussion next month.

2. Temporary project signs Section 1284.07

The Director of Legislative Services provided a copy of recommended changes. Discussion occurred regarding the changes. Mr. Gentile recommended that construction projects should be changed to home improvement project. It was requested to add Mrs. Bobulsky as a sponsor.

3. Chapter 1282 Off-Street Parking and Loading

Still waiting for the Building Department to make recommendations.

4. Proposed changes to Zoning Codes Village concept for R1A per RRZ

Committee is exploring a zero density increase for R1A since this is the largest area of our zoning in the city.

Mr. Gentile would like to have Low Impact Development (LID) as an option for this zoning code, in order to preserve more wooded tracts of land in conjunction with future development, and preserve the functional areas of our community that convey storm water.

There are currently changes being proposed to the RR Village. Mrs. Uffman-Kirsch will supply the committee with the proposed changes for the agenda for next month in order to discuss how these proposed changes would apply to both R1A and RR Village code changes. Mr. Gentile wants to also refer the changes back to Section 1492 dealing with riparian wetlands set back, infiltration and storm water control.

5. Low impact development (LID)

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

NEW BUSINESS:**1. Proposed amendments to Chapter 1440 Department of Buildings**

Mrs. Uffman-Kirsch had a January 8, 2004, memo from Mr. Murphy regarding proposed amendments to Chapter 1440 Department of Buildings. The recommended changes were never discussed because Mr. Murphy or a department representative never came to the committee to discuss the requested changes. The Building Department is asked to send a representative to the committee meeting next month to discuss the recommended changes.

Mrs. Uffman Kirsch moved to adjourn the meeting, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Meeting adjourned at 8:16 p.m.