

**BUILDING & BUILDING CODES COMMITTEE**  
**MINUTES**  
**June 20, 2005**

The Building & Building Codes Committee meeting was held on June 20, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:55 p.m.

**Present:** Committee Members: Chair Vincent Gentile, Robin Zaccardelli, Lisa Uffman-Kirsch; Council President Robert Stefanik, Denise Bobulsky, Don Willey, Tom Koch; Building Inspector Joe Hartman, Sun Star Reporter Joanne Dumound, Clair Kilbane, Lauri Pribish.

Moved by Mrs. Uffman-Kirsch to approve the May 16, 2005, minutes, seconded by Ms. Zaccardelli.  
3 yeas/0 nays. Motion carried.

**UNFINISHED BUSINESS:**

**10. Clean Ohio Fund**

Mrs. Kilbane distributed and reviewed information regarding the Clean Ohio Conservation Program. (See attached.) The county (District 1) receives money for grants with a matching 25% requirement. She reviewed types of programs that would qualify for funding, members of the selection committee, and how to apply for the funds. It was stressed that this program would be for passive recreation only. There are workshops that will assist with the application process. Round 4 is waiting for funding and there are no applications being accepted.

Mr. Gentile requested that the Council Office be put on the mailing list for notification when the next round of applications would be accepted. Mrs. Kilbane said information regarding this is also placed on the Web site of the Cuyahoga County Planning Commission and can be monitored.

**NEW BUSINESS:**

**1. Proposed Ordinance 05-74, Huntington Development (PUD)**

Mrs. Pribish presented an overview of the proposed Huntington Development project and answered questions. The proper drainage and who will hold the conservation easement/easement needs to be finalized. There was discussion over homeowners associations and conservation easements. It was recommended that Mrs. Pribish contact Soil and Water for assistance and developers such as Saks and Goldberg that have already done this.

Mrs. Uffman-Kirsch questioned how this proposed project qualifies as a PUD. She is waiting on information from the Law Department regarding this.

Mr. Gentile will request that the Law Director respond to the previous request for a legal opinion prior to June 30, 2005. He will contact Soil and Water to contact the developer regarding the conservation easement so the developer can determine if it is the way they wish to proceed.

Mr. Willey is interested in determining if the conservation easement and bringing in another regulatory agency that would have control over it would diminish the authority of the city.

**UNFINISHED BUSINESS:**

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

No action.

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

Mr. Gentile wants to take the current village concept of RRZ, Section 1273.09, and see a draft code where it says Rural Residential Village to change it to R1A and amendments can be made from this point.

Mrs. Uffman-Kirsch recommended including the portion regarding intent. When she provided the current draft to the committee she took all things dealing with village and placed it before the committee to review. Mr. Gentile will discuss this with the Legislative Services Director.

**3. Chapter 1282 Off-Street Parking and Loading**

Mr. Arrendale provided a memo today to the committee. This information will be discussed at the next meeting.

**4. Licensing Requirements**

Mr. Hartman distributed information from the State of Ohio Board of Building Standards and our Codified Ordinances regarding licensing requirements. The information from the Board of Building Standards indicates that the city cannot enforce the state licensing requirements. Our Code currently seems to conflict and may need to be adjusted to be enforceable.

**5. Amendment to 1482.06 (a)**

Mr. Hartman distributed information indicating another possible conflict in our Code, Section 1260.19 and 1482.06. He requests that the word "fence" be deleted in the last sentence of 1482.06 (a) to read: "...No fence, building or existing wall shall be closer to the pool edge than fifteen feet.

Mrs. Uffman-Kirsch moved to amend 1482.06 (a) where it says "No fence" to strike the word "fence," seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried.

**6. Amendment to 1260.19 (b)(1)(C), (D), and (F)**

Mr. Hartman distributed information requesting that the required fence height around swimming pools be amended to a minimum of 4 ft. instead of the 5 ft. it currently states in our Codified. We recently changed another part of our Codified to the 4 ft. minimum and the remainder needs to be changed to this height standard. This is the national standard.

Mrs. Uffman-Kirsch moved to amend 1260.19 (b)(1)(C), (D), and (F) where it refers to a 5-ft. high fence to change it to a 4-ft. high fence, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried.

**7. Temporary home improvement signs proposed Ordinance 05-57**

Planning Commission recommended amendments. Mr. Hartman requested that all signs have expiration dates on the bottom in order to better enforce the code.

Mrs. Uffman-Kirsch moved to approve proposed Ordinance 05-57 as amended by the Planning Commission, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried.

**8. Proposed amendments to Chapter 1440 Department of Buildings**

Mr. Hartman advised that he thought Mr. Arrendale recommended that this item be removed. The committee will wait for a comment from Mr. Arrendale.

**9. Political Signs**

No action.

**10. Clean Ohio Fund**

See above.

**NEW BUSINESS:****1. Proposed Ordinance 05-74, Huntington Development (PUD)**

See above.

**2. Proposed Ordinance 05-76, Abbey Road Grinder Pump**

The memo from the City Engineer was discussed. It was an agreement when the sewer project went in that the grinder pump was going to be installed to the residence on Abbey Road.

Mrs. Uffman-Kirsch distributed copies of recommended revisions to the Ordinance and the Exhibit that were done by Mr. O'Donnell. She explained that the intent of the changes was to address that if/when sewers are extended into other areas the fact of homes being below street elevation and needing grinder pumps to lift up the waste may not be unusual if they will be required to connect. She does not want to see the city in a situation where every time a home is required to connect that we will have to buy the pumps. She hopes that this contract is so worded so we will not have to do this in the future for every home. She reviewed the proposed changes. It was stated that installation of the grinder pump is a case by case contract.

It was determined to accept the proposed changes but eliminate the second "Whereas" clause and change the word "may" to "shall" where it states "That this Contract after execution, ~~may~~ *shall* be recorded..."

Mrs. Uffman-Kirsch will discuss some additional changes with the Law Director and it will then be discussed at Council Caucus June 7, 2005.

Mrs. Uffman-Kirsch moved to amend proposed Ordinance 05-76 as discussed, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried.

Mrs. Uffman-Kirsch moved to approve proposed Ordinance 05-76 as amended, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried.

Mrs. Uffman-Kirsch moved to adjourn the meeting, seconded by Ms. Zaccardelli. 3 yeas/0 nays. Motion carried. 3 yeas/0 nays. Meeting adjourned at 10:10 p.m.