

BUILDING & BUILDING CODES COMMITTEE
MINUTES
July 18, 2005

The Building & Building Codes Committee meeting was held on July 18, 2005, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:45 p.m.

Present: Chair Vincent Gentile, Robin Zaccardelli, Lisa Uffman-Kirsch; Council President Robert Stefanik, Denise Bobulsky, Don Willey, Tom Koch; Building Inspector Joe Hartman, Law Director Tom O'Donnell, Neil Price, Tony Sandora, Laurie Pribish, Steve Runyon, Sun Star Reporter Joanne Dumound.

ENTIRE SIDE A OF THE TAPE WAS INAUDIBLE

The June 20, 2005, minutes were approved.

UNFINISHED BUSINESS:

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

Tape Side 1 was inaudible. The Law Director reviewed the criteria for PUD. There was much discussion with all participating regarding this development and the public access qualification according to our code. The qualifications are met according to our code.

Mr. O'Donnell said that Council has the opportunity and can set conditions on this. If the open space will be accepted as dedicated to public use, conditions can be placed on it. Conditions were discussed. The following conditions will be listed as Exhibit A to include: common space open dawn to dusk seven days a week, variation of housing styles and colors, conservation easement on common open area held by third party and through deed indenture per 1280.03 (e) and the homeowners association declaration of covenants.

2. Low impact development (LID)

No action.

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

A draft was previously distributed and was discussed as being for a preliminary discussion. If the IDC is approved at the Council meeting further discussion will occur regarding what to do with PUD and perhaps using this concept in with PUD.

4. Chapter 1282 Off-Street Parking and Loading

It was uncertain if Mr. Arrendale has reviewed the comments of Carol Thaler and it was felt that he should have the opportunity to review them and respond in conjunction with what he has presented and include the new Building Commissioner on the discussion.

5. Licensing Requirements

Mr. Hartman is no longer in attendance and the committee would like to discuss this further with him and the Law Director.

6. Proposed amendments to Chapter 1440 Department of Buildings

Mrs. Uffman-Kirsch recommended that some of the items be considered for change and that the new Building Commissioner review and comment. She will contact him.

7. Political Signs

Removed from agenda.

8. Clean Ohio Fund

No new information. The Administration is urged to become involved with it for Round 4.

NEW BUSINESS:

1. Plan review fees and administrative costs.

Discussion occurred regarding what the city currently pays and what the developer pays to Soil and Water. Also discussed was having developers pay directly to Soil and Water. Soil and Water could submit a letter stating plans were reviewed. Engineering Department will be asked for their input regarding this.

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 10:25 p.m.