

BUILDING & BUILDING CODES COMMITTEE MINUTES
January 19, 2006

The Building & Building Codes Committee meeting was held on January 19, 2006, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:30 p.m.

Present: Chair Don Willey, Kurt McKee, Lisa Uffman-Kirsch; Denise Bobulsky, Building Commissioner Rito Alvarez.

The minutes from November 14, 2005, are accepted as received in the Council Office.

UNFINISHED BUSINESS:

1. Low impact development (LID)

No action.

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

No action.

3. PUD Chapter 1280 revisions

No action.

A Memo will be sent to Mr. Gentile requesting the status and summary of the pending items he has with Building & Building Codes Committee (Items 1, 2 and 3).

4. Chapter 1282 Off-Street Parking and Loading

This was reviewed. A work session and the order of addressing the components have not been determined. The new committee members need copies of all material distributed regarding off-street parking and loading. Mr. Willey will handle the scheduling and agenda for the work session.

5. Clean Ohio Fund/Cuyahoga County Green Space Plan for North Royalton

This item is forwarded to the Recreation Board for their recommendation. It is removed from the agenda.

6. Plan review fees and administrative costs.

Mr. Alvarez reviewed with the committee recommendations to update our Codified Ordinances. Mr. Alvarez will bring additional information to the meeting next month.

7. Building permits available online

Mr. Alvarez is still working on what will go online.

8. Section 1276.34 Exterior Masonry Surfaces Business Districts

ARB minutes do not reflect discussion of this item and it has not appeared on their agenda at this time. Mr. Willey will follow up on this.

NEW BUSINESS:

1. Chapter 1290 Wireless Telecommunications Facilities

A review of other communities was made and it was discovered that were set backs greater than ours where towers are near residential. Changes were discussed to protect our residential districts. This will be further discussed next month.

2. Nonconforming lots created since 2004 Code Changes

This was discussed in BZA. Due to Issue 61, some R1B was changed to R1A. There is a difference in side yard setbacks. Since we created the situation, do we want to make it difficult on the residents who had nothing to do with this zoning change? It was agreed to look at code changes that would relieve this hardship.

3. Update Code sections to reference “Ohio Building Code”

Mr. Alvarez discussed the need to change the reference of “Ohio Basic Building Code” (OBBC) to reflect the current language of “Ohio Building Code” (OBC).

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

Mrs. Uffman-Kirsch moved to adjourn the meeting, seconded by Mr. McKee. 3 yeas/0 nays. Motion carried. Meeting adjourned at 9:15 p.m.