

BUILDING & BUILDING CODES COMMITTEE MINUTES

August 1, 2006

The Building & Building Codes Committee meeting was held on August 1, 2006, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 6:42 p.m.

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

UNFINISHED BUSINESS:

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

No action.

2. PUD Chapter remainder

No action.

3. Chapter 1282 Off-Street Parking and Loading

Mr. Alvarez distributed model of Portland and Hudson. After discussion Mr. Alvarez will update for the September meeting. He will send a copy to ARB.

4. Chapter 1290 Wireless Telecommunications Facilities

No action.

5. Nonconforming lots created since 2004 Code Changes

No action.

6. Planning Commission Subdivision Phase Approval Process.

No action.

7. Proposed Ordinance 06-45 Section 1244.05 (e)(1) Sketch Plan: Pre-Application

No action.

8. Sign approval process by Building Department

Mr. O'Donnell reviewing.

9. Submitting landscaping plans before issuance of permits

Mr. O'Donnell reviewing.

10. Raising height of auxiliary buildings from 15 feet to 20 feet (1270.04g)

No action.

11. Proposed Ordinance 06-64, Chapter 1248 Appendix V, Developer's Agreement

Waiting for Law Director.

12. Proposed Ordinance 06-89, Chapter 1246 Design Standards new Section 146.14 for TCD 4 and 5

There was discussion of pole mounted graphics.

NEW BUSINESS:

1. Proposed Ordinance 06-103, Chapter 1426 Ohio Residential Code

Motion to recommend approval to Council by Mr. Willey, seconded by Mr. McKee. 2 yeas/1 nay (Uffman-Kirsch – because of street lamps). Motion carried.

2. Proposed Ordinance 06-104, Chapter 1224 Architectural Review Board, (.02 Duties and Powers, .08 Review Procedures)

Motion to recommend approval to Council by Mr. Willey, seconded by Mr. McKee. 3 yeas/0 nays.
Motion carried.

3. Proposed Ordinance 06-105, Request to Ohio Board of Building Standards

Motion to recommend approval to Council by Mrs. Uffman-Kirsch, seconded by Mr. McKee.
3 yeas/0 nays. Motion carried.

4. Proposed Ordinance 06-106, 214.07(c) Architectural Review Board Items

Motion to recommend approval to Council by Mr. Willey, seconded by Mr. McKee. 3 yeas/0 nays.
Motion carried.

5. Fence height limitations in residential districts

Any request should be referred to BZA.

6. Proposed Ordinance 06-111 Rezoning for PPN 488-08-003 property owner 138 DTS Properties

Waiting for applicant to submit to Planning Commission.

7. Proposed Ordinance 06-112 Chapter 1284 Signs various Sections

No action

8. Change of use of nonconforming buildings Section 1286.07

A question was raised regarding structures—for example barns that were used for farming if after back lands are sold off, will the land support the new “footprint.” There was discussion regarding change of use of nonconforming buildings Section 1286.07:

“The use of a nonconforming building may be changed only to a use conforming to the district in which the building is located if approved by the Planning Commission. Thereafter it shall not be changed back to the former nonconforming use.”

Moved by Mr. McKee seconded by Mr. Willey to adjourn the meeting. 3 Yeas/0 nays. Meeting adjourned at 8:25 p.m.