

BUILDING & BUILDING CODES COMMITTEE MINUTES
September 18, 2006

The Building & Building Codes Committee meeting was held on September 18, 2006, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 8:12 p.m.

Present: Chair Don Willey, Kurt McKee, Lisa Uffman-Kirsch; Robert Stefanik, Larry Antoskiewicz, Denise Bobulsky, Building Commissioner Rito Alvarez, residents (see attached sign in sheet)

APPROVAL OF MINUTES

1. **April 17, 2006.** Moved by Mrs. Uffman-Kirsch, seconded by Mr. Willey to **approve minutes as amended.** Yeas 3/Nays 0. **Motion carried.**
2. **May 15, 2006.** Moved by Mr. McKee, seconded by Mrs. Uffman-Kirsch to **approve minutes as submitted.** Yeas 3/Nays 0. **Motion carried.**
3. **June 28, 2006.** Amendments proposed as follows:
Approval March 20, 2006, to be approved "*as amended*".
Item #11 Old Business. Amend to read: ~~No action.~~ *Sent to Tom O'Donnell.*

Moved by Mr. McKee: Mrs. Uffman-Kirsch to **approve the June 28, 2006, minutes as amended.**
Yeas 3/Nays 0. **Motion carried.**

4. **August 1, 2006.** Amendments proposed as follows
Item 11 Old Business: Amend to read: ~~No action.~~ *Waiting for Law Director.*
Item 1 New Business: Amend to read:
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.
Item 6 New Business: Amend to read: ~~No Action.~~ *Waiting for applicant to submit to Planning Commission.*

Moved by Mr. Willey, seconded by Mrs. Uffman-Kirsch to **approve the August 1, 2006, minutes as amended.**
Yeas 3/Nays 0. **Motion carried.**

UNFINISHED BUSINESS:

1. **Proposed changes to Zoning Codes Village concept for R1A per RRZ**
No action.
2. **PUD Chapter reminder**
No action.
3. **Chapter 1282 Off-Street Parking and Loading**
Waiting recommendations from Building Commissioner Rito Alvarez. Mr. Alvarez is sending this to ARB for input.
4. **Chapter 1290 Wireless Telecommunications Facilities**
Discussion of 250' (now), 300', or 500' buffer to be resolved. Mrs. Bobulsky to draft proposal.
5. **Nonconforming lots created since 2004 Code Changes**
Legal Opinion received from Tom O'Donnell September 18, 2006.

- 6. Planning Commission Subdivision Phase Approval Process**
No action.
- 7. Proposed Ordinance 06-45 Section 1244.05 (e)(1) Sketch Plan: Pre-Application**
Mrs. Uffman-Kirsch reported that Todd Hauser of the Cuyahoga Soil and Water Conservation District agrees with this legislation.
- 8. Sign approval process by Building Department**
Awaiting approval by Law Director.
- 9. Submitting landscaping plans before issuance of permits**
Awaiting approval by Law Director.
- 10. Raising height of auxiliary buildings from 15 feet to 20 feet (1270.04g)**
Removed from agenda
- 11. Proposed Ordinance 06-64, Chapter 1248 Appendix V, Developer's Agreement**
Awaiting final draft from Law Director.
- 12. Proposed Ordinance 06-89, Chapter 1246 Design Standards new Section 146.14 for TCD 4 and 5**
No action.
- 13. Fence height limitations in residential districts**
Removed in August.
- 14. Proposed Ordinance 06-111 Rezoning for PPN 488-08-003 property owner 138 DTS Properties**
No action.
- 15. Proposed Ordinance 06-112 Chapter 1284 Signs various Sections**
Awaiting Public Hearing.
- 16. Change of use of nonconforming buildings Section 1286.07**
No action.

NEW BUSINESS

- 1. Merhar property (6797 Bunker Road)**
Discussion of deficiencies of Romano's Market. Referred to Engineering and Building Department.

ADJOURNMENT

Moved by Mr. McKee seconded by Mrs. Uffman-Kirsch to **adjourn the meeting**. 3 Yeas/0 nays. **Motion carried.**

Meeting adjourned at 10:02 p.m.