

BUILDING & BUILDING CODES COMMITTEE MINUTES
October 16, 2006

The Building & Building Codes Committee meeting was held on October 16, 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; Robert Stefanik, Larry Antoskiewicz, Denise Bobulsky, Vince Gentile, Building Commissioner Rito Alvarez, others as indicated on attached sign-in sheet.

APPROVAL OF MINUTES

No action on the September 18, 2006, minutes.

UNFINISHED BUSINESS:

- 1. Proposed changes to Zoning Codes Village concept for R1A per RRZ**
Remove from agenda. Mrs. Uffman-Kirsch asked why. Mr. Willey stated that this could be put back on the agenda for review at a later date.
- 2. Chapter 1282 Off-Street Parking and Loading**
Received recommendations from Building Commissioner Rito Alvarez. Will review in November.
- 3. Chapter 1290 Wireless Telecommunications Facilities**
Referred to ARB for review and input. Mrs. Bobulsky presented draft legislation. Committee recommended approval to Council. Roll Call: 3 yeas/0 nays. Motion carried.
- 4. Nonconforming lots created since 2004 Code Changes**
Mrs. Bobulsky presented draft legislation. Committee recommended approval to Council. Roll Call: 3 yeas/0 nays. Motion carried. Remove from agenda.
- 5. Planning Commission Subdivision Phase Approval Process**
Mrs. Uffman-Kirsch reported that she is working on legislation with Tom O'Donnell.
- 6. Proposed Ordinance 06-45 Section 1244.05 (e)(1) Sketch Plan: Pre-Application**
Mrs. Uffman-Kirsch referred to her correspondence with Chris Bender and Todd Hauser, a copy of which was sent to all of Council. Recommended to Council for approval. Roll Call: 1 yea (Uffman-Kirsch)/2 nays: Motion defeated.
- 7. Sign approval process by Building Department**
Awaiting approval by Law Director.
- 8. Submitting landscaping plans before issuance of permits**
After discussion with Building Commissioner it has been decided to remove from the agenda.
- 9. Proposed Ordinance 06-64, Chapter 1248 Appendix V, Developer's Agreement**
Discussion on floor. Recommended defeat by Law Director. Recommend approval to Council. 0 yeas/3 nays. Motion defeated.
- 10. Proposed Ordinance 06-89, Chapter 1246 Design Standards new Section 146.14 for TCD 4 and 5**
ARB recommended proposed amendments to the committee (attached). Recommend approval to Council with amendments. 3 yeas/0 nays. Motion carried.
- 11. Fence height limitations in residential districts**
Remove from agenda; current ordinance ok as is.

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

Developer gave overview of project. Mr. Gentile spoke in opposition of this legislation. No further action at this time. Mr. Willey stated he received a legal opinion requiring the rezoning be for a specific use.

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

ARB recommended proposed amendments to the committee (attached). Recommend approval to Council with amendments. 3 yeas/0 nays. Motion carried.

14. Change of use of nonconforming buildings Section 1286.07

Remove from agenda.

NEW BUSINESS

1. Signs in residential districts Chapter 1284.07 (h) subdivision or residential development signs

Referred from BZA for input.

Moved by Mr. McKee seconded by Mr. Willey to adjourn the meeting. 3 Yeas/0 nays. Motion carried.

Meeting adjourned at 8:58 p.m.