

**BUILDING & BUILDING CODES COMMITTEE MINUTES
NOVEMBER 20, 2006**

The Building & Building Codes Committee meeting was held on November 20, 2006, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 6:43 p.m.

PRESENT: Don Willey, Chair, Members Kurt McKee, Lisa Uffman-Kirsch; Vince Gentile, Denise Bobulsky, Larry Antoskiewicz, Mayor Cathy Luks, Community Development Director Mike Kosdrosky, Building Commissioner Rito Alvarez, Sun Star Reporter Joanne DuMound, Paula Recker, Victoria Pavel, Jeff Wilkinson, Ellen Cook, Jerry Columbo, Gary Wolfe, Lisa Wolfe.

APPROVAL OF MINUTES

SEPTEMBER 18, 2006 MINUTES.

Mrs. Uffman-Kirsch presented the following comments/amendments:

- Attach sign in sheet to minutes (says it was attached but was not).
- Approval of Minutes
April 17, 2006, minutes: amend to read: "...approve minutes as ~~submitted~~ **amended.**"

UNFINISHED BUSINESS:

ITEM 2 Change: PUD Chapter ~~remainder~~ reminder

ITEM 3 **Chapter 1282 Off-Street Parking and Loading**

"Waiting recommendations from Building Commissioner Rito Alvarez. Add: *Mr. Alvarez is sending this to ARB for input.*"

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

~~No action.~~ Add: *Mrs. Uffman-Kirsch reported that Todd Hauser of the Cuyahoga Soil and Water Conservation District agrees with this legislation.*

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

~~No action.~~ *Removed from agenda.*

ITEM 13 **Fence height limitations in residential districts.**

~~Discussion pending.~~ *Removed in August.*

OCTOBER 16, 2006 MINUTES

Mrs. Uffman-Kirsch presented the following comments/amendments:

UNFINISHED BUSINESS

ITEM 5 **Planning Commission Subdivision Phase Approval Process.**

~~Remove from agenda.~~ Add: *Mrs. Uffman-Kirsch reported that she is working on legislation with Tom O'Donnell.*

ITEM 6 **Proposed Ordinance 06-45 Section 1244.05 (e)(1) Sketch Plan: Pre-Application**

Add: *"Mrs. Uffman-Kirsch referred to her correspondence with Chris Bender and Todd Hauser, a copy of which was sent to all of Council."*

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

Add: *"Mr. Willey stated he received a legal opinion requiring the rezoning be for a specific use."*

Mrs. Uffman-Kirsch said that she spoke on this topic at this meeting as well.

Mrs. Bobulsky presented the following comments/amendments:

UNFINISHED BUSINESS

ITEM 3 Chapter 1290 Wireless Telecommunications Facilities

Add "*Mrs. Bobulsky presented draft legislation. Committee recommended approval to Council. Roll Call: Yeas: 3. Nays: 0. Motion carried.*"

She also stated that she did not remember it being referred to ARB.

ITEM 4 Nonconforming lots created since 2004 Code Changes

Add "*Mrs. Bobulsky presented draft legislation. Committee recommended approval to Council. Roll Call: Yeas: 3. Nays: 0. Motion carried.*"

NEW BUSINESS

ITEM 1 Signs in residential districts Chapter 1284.06 (h) subdivision or residential development signs

Corrections: 1284.06 should be 1284.07.

Change "Referred *to* BZA for input" to "Referred *from* BZA for input."

No action was taken on the approval of these minutes.

UNFINISHED BUSINESS

1. Chapter 1282 Off-Street Parking and Loading

Mr. Alvarez reviewed letter from ARB with their input and recommendations. Mrs. Uffman-Kirsch suggested parking in rear only, other opinion was customer inconvenience and practicality.

2. 1290 Wireless Telecommunication Facilities (referred to ARB for input)

Remove from agenda.

3. Sign approval process by Building Department and/or ARB

Still with Mr. O'Donnell. He stated 6 sections have to be changed. He also gave the chairman copy of sample Ordinance.

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

Referred to Planning Commission.

5. Signs in residential districts Chapter 1284.07 (h) subdivision or residential development signs. (Referred from BZA for input)

Remove from agenda.

NEW BUSINESS

1. Proposed amendments to 1276 Use Regulations for Local Business Districts (draft Ordinance attached)

Lengthy discussion with Law Director regarding merits of the proposed legislation and its exclusionary effects.

2. Public Hearing Requirements for ARB, Planning, Council, etc.

Subject to be researched and discussed as to duplications and legal requirements.

Moved by Mr. Willey seconded by Mr. McKee to adjourn the meeting. Roll Call: Yeas: 3. Nays: 0. **Motion carried.** Meeting adjourned at 8:28 p.m.