

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
OCTOBER 20, 2008**

The Building & Building Codes Committee meeting was held on October 20, 2008, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:02 p.m.

**PRESENT:** Committee Members: Chair Don Willey, Larry Antoskiewicz, Kurt McKee; Council: Dan Kasaris, John Nickell, Gary Petrusky; Administration: Mayor Robert Stefanik, Building Commissioner Rito Alvarez, First Assistant Prosecutor Donna Vozar, Other Attendees: Joanne DuMound, Pat Jones, Paul Marnecheck, Nick Cinquepalmi..

**APPROVAL OF MINUTES**

Moved by Larry Antoskiewicz, seconded by Kurt McKee **to approve the September 15, 2008 Minutes.**  
Yeas: 3. Nays: 0. **Motion carried.**

**UNFINISHED BUSINESS**

**1. Abandoned houses update report**

Mr. Alvarez said that there are two recent additions to his list of abandoned houses – one on Tiffany Drive and one on Dennis Court which brings the total number of vacant homes to 14. Based on the information Mr. Alvarez has available, the total number of foreclosures in the city is 53. This list is a couple of months old. Mr. Kasaris offered to get an updated foreclosure list from the county and give it to Mr. Alvarez.

**2. Proposal to amend grass/weed ordinance**

Mr. Kasaris and Mr. Alvarez discussed the current grass/weed ordinance which states that grass/weeds must be cut 50 feet from the structure or 50 feet from the street. Mr. Alvarez suggested that the entire lot should be cut in a subdivision, as opposed to just 50 feet. Mr. Willey asked if it states on issued citations that the entire lot needs to be cut. Mr. Alvarez said that it is not stated on the citation, however, if the Building Department does not like what they see when they inspect the property they will ask the developer/owner to cut the entire lot. Mr. Kasaris said that we can ask the owners to cut the entire lot, but we cannot enforce it due to the ordinance which states that only 50 feet needs to be cut. Mr. Antoskiewicz said that we may be citing residents under the wrong ordinance. Ordinance No. 1464.08 also deals with landscaping issues and he feels this ordinance covers subdivisions where all but one or two lots are overgrown.

Mr. Willey asked who is responsible for contacting the builder in situations where the grass/weeds need to be cut. Mr. Alvarez said the Building Department will contact the builder and cite them for this type of violation.

Mr. Willey asked what the time period is to complete grass/weed cutting on property of a vacant home. Mr. Alvarez said that it depends on the activity of inspections. If a permit is inactive that means there has not been an inspection in a six month period. The builder is allowed by our Building Code to ask for an extension which would give them an additional six months, however the code only allows two extensions.

Mr. Kasaris asked how we deal with a situation where we have a specific ordinance which deals with grass and weeds and states it must be cut 50 feet, then we have a general rule dealing with grass and weed cutting that does not specify how much of the lot needs to be cut. Mr. Kasaris said that a developer who is cited could come back to the Building Department and state that they are in compliance because they complied with the general rule. Mr. Kasaris is going to talk to Mr. Kelly in the Law Department to get his thoughts on this.

Mr. Alvarez is going to continue on the basis that the entire lot needs to be cut when we have situations where there is an overgrown vacant lot in a subdivision.

**NEW BUSINESS****1. Cell and Radio Tower Lights**

Mr. Willey discussed the city's ordinance stating that a light must be placed on the highest point of all towers 100 feet or higher. Due to the fact that the FAA makes this determination on a case by case basis, Mr. Alvarez would like to exclude this requirement and instead anyone interested in putting up a tower would have to comply with the FAA's requirements.

Mr. Alvarez said he has received calls from residents complaining about tower lights shining into their homes at night. Mr. Willey asked if the light in the Industrial Parkway is necessary, and if not, he asked if it can be removed. He has received several calls from Harley Hills residents complaining about this light.

Mr. Alvarez would like to recommend that we eliminate the tower light requirement from the city ordinance.

Moved by Larry Antoskiewicz, seconded by Mr. McKee **to recommend that we eliminate the tower light requirement from the city ordinance.** Yeas: 3. Nays: 0. Motion carried

**ADJOURNMENT**

Moved by Mr. Antoskiewicz, seconded by Mr. McKee **to adjourn the meeting.** Yeas: 3. Nays: 0. **Motion carried.** Meeting adjourned at 7:27 p.m.