

**BUILDING & BUILDING CODES COMMITTEE MINUTES
SEPTEMBER 14, 2009**

The Building & Building Codes Committee meeting was held on September 14, 2009, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 7:05 p.m.

PRESENT: Committee Members: Chair Don Willey, Vice Chair Mike Farrell, Larry Antoskiewicz; Council: Vince Gentile, Dan Kasaris, Gary Petrusky, John Nickell; Administration: Building Commissioner Rito Alvarez.

APPROVAL OF MINUTES

Moved by Mr. Farrell, seconded by Mr. Antoskiewicz **to approve the July 20, 2009 Minutes.** Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Abandoned houses update report

Mr. Alvarez distributed an updated list of abandoned homes for the committee's review. There are approximately 68 homes on this list.

Mr. Alvarez said he has been keeping a log of complaints regarding grass and weeds on abandoned properties. He said he has received over 60 complaints. Mr. Alvarez said that some of the abandoned houses in the city are being maintained despite the fact that no one is currently living in them.

2. Wind Turbines

Mr. Gentile asked Mr. Alvarez if he received a draft of the legislation that was recently adopted in another community in relation to residential wind turbines. Mr. Alvarez said he believes that Ms. Vozar is reviewing that draft. Mr. Alvarez said the problem is that some of the turbines are too large and too close to their neighbors' property. Mr. Farrell said that Council is hoping not to have this type of turbine, but a rooftop mounted turbine instead. He said the concern is getting this into the grid because it has to be dumped back into the grid as it cannot be used directly into the home's power source. Mr. Gentile said we should have some type of regulation in place in the community to protect our residential housing stock as far as what is allowed and not allowed in a residential setting. He said we will have to define attached (solar or wind), detached (solar or wind) and determine what is acceptable in area zoned single family residential and multi-family residential areas.

Mr. Gentile said Council needs to talk to Ms. Vozar and adopt something by the end of the year which addresses energy production within the community. Mr. Gentile said he would like to discuss this issue at the October meeting and if necessary, the November meeting, and adopt no later than December. Mr. Gentile said he would like to close the year out with having some type of restrictive measure on the books.

The committee members stated they would like get from Ms. Vozar written legislation pertaining to residential, commercial and retail wind power and solar power turbines. They would like to review this information prior to the October meeting.

NEW BUSINESS

1. Political Signs

Mr. Alvarez said it has been determined by the Law Director that Section 1284.07(g)(3) which deals with the timeframe in which political signs can be put up and when they need to be taken down, should be removed from our code as it has been ruled unconstitutional.

Moved by Mr. Farrell, seconded by Mr. Antoskiewicz **to repeal Section 1284.07(g)(3) of the Codified Ordinances of the City of North Royalton. Motion carried.** Yeas: 3. Nays: 0.

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Farrell **to adjourn the meeting.** Yeas: 3. Nays: 0. **Motion carried.** Meeting adjourned at 7:44 p.m.