The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, June 7, 2017 to conduct a Public Hearing. The hearing was called to order at 7:00 p.m. by Chair Tim Miller and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Tim Miller, Larry Antoskiewicz, Mayor Stefanik, Jessica Fenos, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly.

PUBLIC HEARING:

The Secretary to the PC stated Public Hearing notices were sent to property owners within 500 feet of the property in question and posted as required.

1. ORDINANCE NO. 17-70 – AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 12 PLANNING AND ZONING CODE, CHAPTER 1278 INDUSTRIAL DISTRICTS, SECTION 1278.04 USE REGULATIONS FOR GENERAL INDUSTRIAL DISTRICTS, PARAGRAPH (a) (4), AND DECLARING AN EMERGENCY

The Planning Commissioner stated over the past year, we have had a number of individuals come to the City requesting to open gymnastic studios, athletic studios and training facilities in the General Industrial District. Previous ordinance was written as such that those types of establishments were limited to the Route 82 strip between West 130th and York Road. The General Industrial District is the most conducive to these types of establishments because essentially what they need is a large space with tall ceilings. We have had discussions with the Law Department, Mayor Stefanik and Council regarding the need to expand the ability to open up an athletic facility anywhere in the General Industrial District. These modifications allow for that use.

Moved by Mr. Antoskiewicz, seconded by Ms. Fenos to move this item to the Regular Order of Business. Roll call: Yeas: Five. Nays: None. Motion carried.

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mayor Stefanik, seconded by Mr. Antoskiewicz to adjourn the Public Hearing. Roll call: Yeas: Five. Nays: None. Motion carried.

The Public Hearing adjourned at 7:03 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on Wednesday, June 7, 2017 in regular session. The meeting was called to order at 7:04 p.m. by Chair Tim Miller.

PRESENT: Planning Commission: Chair Tim Miller, Larry Antoskiewicz, Jessica Fenos, Mayor Stefanik, Frank Castrovillari, Secretary Diane Veverka. Administration: Law Director Thomas Kelly.
OLD BUSINESS

1. **Woodcroft Glen Phase II.** Royalton Road, General Business and Residential Multi-family zoned. Final Plat Approval. **Tabled.** 180 day extension expires 9-4-17. No action.

2. **Line-X of Greater Cleveland** – Building plan and preliminary site plan approval for commercial building located at PPN: 483-13-008 Royalton Road in a General Ind. District. Both approvals received on 1/6/16. **Tabled.** No action. 180 day extension expires 7/3/17.

3. **St. Paul Greek Orthodox Church.** Justin Haselton of R.E. Warner & Assoc. on behalf of St. Paul Greek Orthodox Church is seeking site plan approval for proposed parking lot improvements located at 4548 Wallings Road, also known as PPN: 489-20-003, in a Public Facilities District. **Tabled:** 3/22/17. No action.

4. **Indian Trails Subdivision Phase II.** Woodhill Properties, Inc. is seeking preliminary site plan approval for Indian Trails Subdivision Phase II. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. **Tabled.** 180 day extension expires on 6-18-17. Applicant requesting **180 day extension.**

   **Moved** and seconded to **remove this item from the table. Motion carried.**

   Robert Nottrod of Woodhill Properties, Inc. stated he is seeking another 180 day extension for Indian Trails Phase II. He said they are delayed due to the Army Corps of Engineers.

   **Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **approve a 180 day extension for Indian Trails Phase II.** Roll call: Yeas: Five (Miller, Fenos, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

NEW BUSINESS

1. **ORDINANCE NO. 17-70** – AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 12 PLANNING AND ZONING CODE, CHAPTER 1278 INDUSTRIAL DISTRICTS, SECTION 1278.04 USE REGULATIONS FOR GENERAL INDUSTRIAL DISTRICTS, PARAGRAPH (a) (4), AND DECLARING AN EMERGENCY

   **Moved** by Ms. Fenos, seconded by Mayor Stefanik to **approve ORDINANCE NO. 17-70.** Roll call: Yeas: Five. (Fenos, Miller, Antoskiewicz, Mayor Stefanik, Castrovillari). Nays: None. **Motion carried.**

MISCELLANEOUS

The next scheduled meeting is June 21, 2017.

ADJOURNMENT

**Moved** by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **adjourn the June 7, 2017 Planning Commission meeting.** Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:07 p.m.

APPROVED: /s/ Timothy Miller
Chair

DATE APPROVED: July 19, 2017

ATTEST: /s/ Diane Veverka
Planning Commission Secretary