



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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**PLANNING COMMISSION
AGENDA
WEDNESDAY, MAY 18, 2016
North Royalton City Hall – 14600 State Road
Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.**

PUBLIC HEARING

1. Call to Order
2. Roll Call
3. Opening Ceremony – Pledge of Allegiance
4. Public Hearings:
 - A. **Albert T. Therrien** on behalf of **10583/10655 Royalton Road LLC**, is seeking approval for a lot consolidation of **PPN:483-22-006** and **PPN:483-22-007** in a General Industrial district.
 - B. **Albert T. Therrien** on behalf of **10583 / 10655 Royalton Road LLC**, is seeking site plan approval for a proposed parking lot expansion located on **PPN:483-22-006** and **PPN:483-22-007** in a General Industrial district. A lot consolidation of both parcels will be necessary for expansion of the parking lot.
 - C. **Michael L. Chrisman of EMOD, LLC** is seeking site plan approval on behalf of **Saint Albert the Great Parish and the Diocese of Cleveland**. The Applicant is seeking approval to install a modular unit with an extended covered walkway to house an additional classroom and a stem laboratory. It will be sited next to the existing modular classroom in the parking lot area to the south of the main facility located at **6667 Wallings Road**, also known as PPN:488-01-029, in a Public Facilities District.
5. Adjournment

REGULAR MEETING

1. Call to Order
2. Approval of Minutes: April 20, 2016 PC meeting minutes
3. **Old Business**
 - A. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **Tabled.**

- B. **Carmen Matteo / Matteo Business Park**, 12492 York Road, also known as PPN:483-06-011, General Industrial zoned. Site Plan approval for an addition and an accessory structure. **Tabled.**
- C. **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. Phase II will tie into Indians Trails Phase I. **Tabled.**
- D. **Royalton Place Ltd.**
Is seeking site plan approval for a proposed multi-unit senior living facility located at PPN:482-31-003 on the NE corner of York Road and Royalton Roads, in a Senior Citizen District. **Request for 180 day extension.**
- E. **Mcllvried, DiDiano & Mox, LLC** is seeking building and site plan approval on behalf of the building owner **Arby's Corporation / Arby's Restaurant**. They are seeking site plan approval for proposed interior and exterior modifications to the current structure located at **6395 Royalton Road** also known as PPN:487-06-001, in a TCD district. **Tabled.**
- F. **Seeley, Savidge, Ebert & Gourash Co., LPA** is seeking site plan approval on behalf of the property owner, **Tribute Properties Inc. / James H. Busch / Babitt Funeral Home**, for a lot consolidation of **PPN:482-12-025 and PPN:482-12-032** currently zoned as R1-A residential district. **Tabled.**
- G. **Architectural Design Studios** is seeking site plan approval on behalf of the property owner **Tribute Properties, Inc. / Busch Funeral Homes / Babitt Funeral Home**. They are seeking building and site plan approval for proposed exterior modifications and driveway modifications to existing facility located at **9350 Ridge Road** and an adjacent vacant lot, also known as PPN:482-12-025 and PPN:482-12-032, in a R1-A residential district. A lot consolidation of both parcels will be necessary for expansion of a driveway. **Tabled.**

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5. Miscellaneous

6. Adjournment

5-5-16 djv