



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

### PLANNING COMMISSION AGENDA

February 5, 2020

North Royalton City Hall – 14600 State Road

Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

#### REGULAR MEETING

1. **Call to Order**
2. **Opening Ceremony – Pledge of Allegiance**
3. **Introduction of new members**
4. **Roll Call**
5. **Organizational Meeting / Election of Officers:**
  - a) Introduction of new members
  - b) Nominations/Election of Chairperson
  - c) Nominations/Election of Vice Chairperson
6. **Approval of Minutes**
7. **Adjournment**

#### PUBLIC HEARING / OPEN MEETING

1. **Public Hearings:**
  - a) **PC20-01: Spruce Run Apartments** – Richard Porter on behalf of Spruce Lake, Ltd. and Spruce Run Apartments is seeking site plan approval for construction of a new masonry enclosure for trash compactor located at 13290 Spruce Run Drive, also known as PPN: 483-07-005 and 483-07-013 in Residential (RM-D) Multi-Family District zoning.
  - b) **PC20-02: Deer Creek Apartments** – Richard Porter on behalf of Deer Creek Apartments, Ltd. and Deer Creek Apartments is seeking site plan approval for new construction of an enclosure for a trash compactor at 12445 Deer Creek Drive, also known as PPN: 483-17-004 Residential (RM-D) Multi-Family District zoning.
  - c) **PC20-03: Viewpoint Subdivision** – Richard Beran of Builders & Developers Co., Inc. on behalf of Terrence Monnelly and Viewpoint Development LLC is seeking revised Sketch Plan approval for Viewpoint Subdivision. The subdivision will consist of 15 single family residential lots located on PPN: 482-28-037 R1-B Zoning District and PPN: 482-

28-001 RM-D Zoning District. The proposed subdivision will be an extension of Margaret Drive and Cartwright Parkway to the south ending in two cul-de-sacs.

- d) **PC20-04:** James Quinn of **Quinn Management Group** on behalf of Kathleen Timan, is seeking approval for a lot consolidation of PPN: 488-03-053 and PPN: 481-03-054, also known as 8641 West 130<sup>th</sup> Street in Public Urban Development (PUD) District zoning.
- e) **PC20-05:** James Quinn of **Quinn Management Group** on behalf of Kathleen Timan is requesting amendment to current PUD which is zoned office use. Applicant is requesting to make use of PUD for residential townhomes at 8641 West 130<sup>th</sup> Street also known as PPN: 481-03-053 and PPN: 481-03-054 in Public Urban Development (PUD) District zoning.
- f) **PC20-06:** James Quinn of **Quinn Management Group** on behalf of Kathleen Timan is seeking Preliminary Plan approval for five two-family townhomes at 8641 West 130<sup>th</sup> Street also known as PPN: 481-03-053 and PPN: 481-03-054 in Public Urban Development (PUD) District zoning.
- g) **PC20-07R: Bailey Development** – Chris Bailey of Bailey Development is seeking Preliminary Plan approval for a minor subdivision consisting of (5) five single family lots on 8.25 acre parcels of property. The proposed minor subdivision will be located on PPN: 486-17-013 and 486-17-012 in Residential (RRZ) District zoning. The proposed minor subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. Tabled on 12-4-19. *Applicant to present revised plan.*

## 2. Adjournment

## REGULAR MEETING

### 1. Old Business:

- a) **PC19-06: Quarry Park Subdivision** – Greg Zillich on behalf of Zillich Interiors, Arthur Thompson, George and Pamela Glus, David and Patricia Hajnosz, Mark and Teri DeCress received Sketch Plan approval for Quarry Park Subdivision on 2-5-19. The sketch plan approval was for a planned subdivision located off State Road on PPN: 488-09-002, 488-09-003, 488-09-012, and 488-09-044 in R1-A Zoning District. *Sketch plan approval expires 2-6-20.*
- b) **PC18-25: Hugh and Margaret Kerr** – Seeking approval to install an 8” diameter sanitary sewer extension to connect to the public sanitary sewer along Akins Road for a length of 229.5 ft. within the public right-of-way to service PPN: 483-19-002 located in a Residential (R1-A) District zoning. PC approved on November 8, 2018. Tabled. 180 day extension granted 11-7-19; expires 5-5-20.
- c) **PC19-41:** PBM Wireless Services LLC on behalf of **Verizon Wireless** is seeking conditional use approval for a new wireless telecommunications facility located at the North Royalton Sewage Plant (B) located at 11355 Sprague Road, also known as PPN: 481-07-026 in Public Facility (PF) District zoning. Tabled 12-4-19. *Applicant to present additional documentation.*

- d) **PC19-42:** PBM Wireless Services LLC on behalf of **Verizon Wireless** is seeking preliminary site plan approval for a wireless telecommunications facility located at the North Royalton Sewage Plant (B) located at 11355 Sprague Road, also known as PPN: 481-07-026 in Public Facility (PF) District zoning. Tabled 12-4-19. *Applicant to present additional documentation.*

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## 3. Miscellaneous

## 4. Adjournment