



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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PLANNING COMMISSION

AGENDA

Wednesday, September 7, 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. **Woodcroft Glen Inc. and Royalton Place, LLC** is seeking site plan approval for revision to Woodcroft Glen Phase II located on PPN: 482-31-002 in a multi-family zoning district.
- B. **Zillich Interiors Inc.** is seeking final site plan approval for **Huntington Park Subdivision Phase 4**. The subdivision will consist of 14 single family residential lots on **PPN: 488-12-030** in a R1-A Zoning District. Phase 4 will be an extension of Angelina Drive.
- C. **Campbell Construction, Inc. on behalf of Best Equipment Company Inc./Matrix LLC** is seeking approval for a revised building design and revised site plan for a proposed commercial building located at **PPN: 483-05-003 / PPN: 483-06-023 on York Delta Drive** in a General Industrial District. **Withdrawn.**
- D. **Abraxus Royalton Supply** is seeking site plan approval to construct an accessory structure to be located at **11528 Royalton Road** also known as PPN: 483-11-007 in a General Industrial district. The applicant is seeking to construct a 35 ft. x 60 ft. accessory structure on a 60 ft. x 80 ft. concrete pad. The proposed structure will measure 27 ft. tall.
- E. **Thomas Toth and Brian and Sonya Pifer** are seeking site plan approval for a lot split of **PPN: 485-12-020**, a consolidation of PPN: 485-12-016 and PPN: 485-12-020 which are zoned rural residential, and a consolidation of PPN: 485-12-020 and PPN: 485-12-019, the latter parcel is zoned local business. Contingent upon approval by Council to rezone a portion of PPN: 485-12-020 from rural residential to local business.
- F. **Pierre Zanin** is seeking site plan approval for a proposed 52 ft. x 82 ft. concrete parking lot to be installed over the present retention basin located at **13688 York Road**, PPN: 483-15-024 in a General Industrial District.

- G. **OH Exchange Facilities Network, LLC** is seeking preliminary site plan approval for a wireless telecommunications facility located in the public right of way at the northwest corner of Gregory Lane and Albion Road adjacent to **PPN: 481-17-027** in a R1-A District.

Adjournment

REGULAR MEETING

1. Call to Order
2. Approval of Minutes: July 6, 2016 and August 10, 2016 PC meeting minutes
3. Secretary's Edit
4. **Old Business**
 - A. **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.** No new information submitted or known.
 - B. **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.** No new information submitted or known.
 - C. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **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. **Tabled.**
5. **New Business**
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6. Miscellaneous

7. Adjournment

8-30-16 djv