

**BUILDING & BUILDING CODES COMMITTEE MINUTES
JULY 18, 2017**

The Building & Building Codes Committee meeting was held on July 18, 2017, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:04 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; **Council:** Dan Langshaw, Paul Marnecheck, Cheryl Hannan; **Administration:** Mayor Robert Stefanik, Asst. Law Director Donna Vozar, Community Development Director Thomas Jordan; **Other:** Lou Krzepina, Bev Phiel, Gloria Kacik, Staci Kling, Max Kling, Aaron Herkel, Patrick Watrobski, Liam Parsons, Becca Koetter, Sofia Rakic, Tyler Frantz, Manal Vakil, Michael Spisak, Matthew Hu, Allison Liptak, Dakotah Allen, Matt Piccolomini, Adam Compan.

APPROVAL OF MINUTES

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the June 20, 2017 minutes as received.**
Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Former City Hall and City Green Development

Mr. Jordan said that the former City Hall building has been demolished and the project is ahead of schedule. He said they will be having their first meeting with the contractor to more fully develop the concept for the pavilion that is proposed for the site. He said they are going to grade and reseed the site so that Home Days won't be negatively impacted. He is hopeful of having construction begin next spring. Mayor Stefanik said that it was the consensus of Council to build the pavilion on the site, as well as the electronic sign and general landscaping on the City Green. He said that we will also be taking care of the last item for the cemetery which is the brick and wrought iron fence that will go across the property from the church east to the Giant Eagle shopping center. He said that rather than bonding this out we will get a note for up to \$1 million depending on the price and what design Council chooses for the green. Several Council reps voiced their appreciation for a job well done on this project and the need to ensure that the City Green is a place the community can be proud of.

2. Fair Housing Report

Mr. Nickell said that the board will not be meeting again for several months and this can be removed from the agenda until such time that there is something to report. **Remove from agenda.**

3. Painting of Buildings

Mr. Nickell said that this was being discussed due to mixed feelings about the paint color used at a local establishment. He said that he spoke with the owner and explained that there were some complaints from the public about the aesthetics of the building. The owner said that he has several businesses throughout Ohio and this is their signature color. Mr. Nickell asked about the issue of the back of the building that still needs painting. Mr. Jordan said that we sent a notice and spoke to the owner about this and he has agreed to paint the rest of the building. **Remove from agenda.**

NEW BUSINESS

None

MISCELLANEOUS

Beverly Phiel, 5820 Goodman Drive, addressed the committee. She asked if the Building Department is going to enforce the judgment entry from 1991 on the North Royalton Nursery. Mr. Jordan said that the Building Commissioner and the Law Director met subsequent to our last meeting. The Law Department is going to review the court order to see if there was compliance. He said that he knows that a site visit was made to the business and there were some further promises made. He said that both the Building Commissioner and the Law Director are on vacation and not present this evening, so he is unable to provide a complete answer at this

time. Mrs. Phiel said that Grace Bros. must think that they have a great opportunity to be in the center of town, residentially zoned, classed agriculture and being allowed to supply other landscape businesses with the stockpile of material they have on hand. She wants her neighbors to understand the torment and frustration she and her husband have felt for the past 5 years so she drafted a petition. She spent many hours explaining the problem to them. She said they were not aware but very supportive. They hear the noise but because the condition is not in their backyard, they didn't realize what a predicament it was for us. They agreed to sign the petition asking the city to enforce 1991 judgement entry regarding PPN 488-04-001 located at 12905 Ridge Road. She said that she is not going to submit the petition even though she has it with her this evening. The last two residents adjacent to Grace Bros. that she approached were reluctant to sign the petition and because of what they had said, it made her feel concerned and uncomfortable. She said that she is not going to stop pursuing the enforcement of the judgement entry. It was intended to protect the adjoining properties. Mr. Nickell said that if the city can help mitigate this nuisance, we certainly will. Mrs. Phiel said that the dust and the noise continue to be a big problem. Mayor Stefanik said that the Law Director will contact Mrs. Phiel by Tuesday of next week to try to set up a meeting to resolve this situation. Mr. Nickell encouraged Mrs. Phiel to keep moving forward with this and see if a resolution can be reached.

Dale Germano, 5631 Goodman Drive, addressed the committee. He said he is the Phiel's neighbor and would like to see the city do something to give them some peace and quiet.

Mr. Kasaris said that we have a court order and he is certain that our Law Department will do everything they can to enforce this order. Mrs. Vozar said that the Building Department and the Law Department have both been involved in this matter. We have met with the resident as well as Grace Bros. and she said that another meeting will be scheduled to discuss this court order. She said that court orders are always subject to some interpretation, so we are proceeding and complying with what we can do with the order as well.

ADJOURNMENT

Moved by Mr. Nickell, seconded by Mr. Kasaris **to adjourn the July 18, 2017 meeting.** Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 6:21 p.m.