



City of North Royalton Planning Commission

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Agenda April 1, 2020

North Royalton City Hall – 14600 State Road
Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

REGULAR ORDER OF BUSINESS

1. **Call to Order**
2. **Opening Ceremony – Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**

PUBLIC HEARING / OPEN MEETING

1. **PC20-11: Jaspinder and Azalpreet Dhillon** are seeking approval to amend the platted front yard setback which was approved with a lot split and consolidation by Planning Commission on 10-18-17. The property is located at 8010 Edgerton Road, also known as PPN: 487-19-027 in Residential (RRZ) District zoning.
2. **PC20-12: Bailey Custom Homes, LLC** is seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The subdivision will consist of 5 single family residential lots located on PPN: 486-17-013 and 486-17-012 in Residential (RRZ) District zoning. The proposed subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. *Applicant has requested to table application to the May 6, 2020 PC meeting.*

REGULAR MEETING

1. **Old Business:**
 - a) **PC18-25: Hugh and Margaret Kerr – No action.** Received PC approval on 11-8-18 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. Extension granted 11-7-19; expires 5-5-20. Tabled.
 - b) **PC20-06: Quinn Management Group – No action.** Seeking Preliminary Plan approval for five two-family townhomes at 8641 West 130th Street also known as PPN: 481-03-053 and PPN: 481-03-054 in Planned Unit Development (PUD) District zoning. This item was tabled at the 2-5-20 PC meeting.

- c) **PC18-21E: McDonalds Corporation / Larsen Architects – No action.** on behalf of property owner Stephen Payne and Area Construction Manager Dave Gnatowski received approval on 10-3-18 for building and site plan approval for renovation to the current McDonalds Restaurant franchise food establishment located at **5304 Royalton Road** also known as PPN: 488-19-011, in TCD District zoning. Site Plan approval was granted on 10-3-18. An extension was granted and will expire on 8-31-20.

2. New Business:

- a) **PC20-11: Jaspinder and Azalpreet Dhillon** are seeking approval to amend the platted front yard setback which was approved with a lot split and consolidation by Planning Commission on 10-18-17. The property is located at 8010 Edgerton Road, also known as PPN: 487-19-027 in Residential (RRZ) District zoning.
- b) **PC20-12: Bailey Custom Homes, LLC** is seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The subdivision will consist of 5 single family residential lots located on PPN: 486-17-013 and 486-17-012 in Residential (RRZ) District zoning. The proposed subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. *Applicant has requested to table application to the May 6, 2020 PC meeting.*

3. Miscellaneous

4. Adjournment

djv: 3-31-2020