

**BUILDING & BUILDING CODES COMMITTEE MINUTES
MAY 15, 2018**

The Building & Building Codes Committee meeting was held on May 15, 2018, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:16 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris; Council: Gary Petrusky, Dan Langshaw, Paul Marnecheck, Cheryl Hannan; Administration: Mayor Robert Stefanik, Law Director Thomas Kelly, Community Development Director Thomas Jordan, Police Chief Ken Bilinovich, Fire Chief Robert Chegan, Safety Director Bruce Campbell; **Other:** Bev Phiel, Russ Donda.

Moved by Mr. Kasaris, seconded by Mr. Nickell to **approve the April 17, 2018 Building and Building Codes Committee minutes.** Roll Call: Yeas: 2. Nays: 0. **Motion carried.**

Moved by Mr. Nickell, seconded by Mr. Kasaris to **excuse Mr. Antoskiewicz.** Roll Call: Yeas: 2. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Green Development

Mr. Jordan said that the bid package is being revised. The designer met with the city last week and they are clarifying a few points that were in the bid package in order to attract more bidders and bring it in near or under the engineer's estimate. He said that they spoke with some of the potential bidders to find out why they didn't bid and one of the main issues was that some of the areas were not clear relative to the amounts and types of concrete that are needed at the site. Another thing they mentioned was the two week bid period occurred during the Easter Vacation. The deadline was the following Monday and they simply didn't have enough time. The one company who did actually bid said that he bid high because he didn't have the time to research the actual amounts that would be required. Regarding the electrical upgrades for the city green, we have submitted all of the necessary paperwork and our application was approved at NOPEC. Mr. Jordan said that he and members of the Recreation and Building Departments met with the electrical designer and found that the electrical upgrades are more involved than we originally thought. All of the stanchions and underground wiring are going to be replaced. He said that a lot of the electrical currently there does not meet current codes. We are going to install the proper equipment and it will be up to code, weather resistant and we won't have to redo the electrical before every event. He said that the electrical contractor also met with the Chamber of Commerce to ensure that their needs are being met for the community festival. He said that the flag pole removal and relocation will also be part of the bid package. The Boskovich Memorial will move to the same location as the flagpole. The sign specifications will be put out by Brandstetter Carroll shortly and will be bid separately.

Mr. Kasaris asked if there were any issues, other than the concrete, that needed to be addressed for the pavilion on the green. Mr. Jordan said that there was concern from some of the bidders regarding the lighting on the pavilion. This is going to be engineered further. Mr. Kasaris asked how many bidders took out bid packages. Mr. Jordan said there were 5-6 and we anticipated at least 3 responses.

2. Cemetery

Mr. Jordan said that we have a revised estimate from the designer for the receiving vault and it is over \$50,000 and will need to be bid out. We have revised the bid package to get the building stabilized and to stop the exterior deterioration. This will cost about \$100,000. The cost of a full renovation would have been over \$250,000. This means that the door, windows and interior will not be replaced. Mayor Stefanik said that we might look into having an outside source, such as the Boy Scouts, conduct research about the building and maybe have a plaque that outlines the history of the building. Mr. Jordan said that we are going to get a design for the sign and entryway. We believe that the receiving vault will use up most of the grant money we received. Once we get the estimates back on the entrance way and sign he will advise

Council. Mr. Nickell asked about the lights at the Armed Services Memorial. Mayor Stefanik said that we are working with the Lions Club to get this done.

3. **Front yard Sales in Residential Districts**

Mr. Langshaw said that based on discussion held at the last meeting, the legislation was changed to have the setback changed to 35 feet. He said that this legislation will only impact those residents who are habitually selling items all season long on their front lawns. Mr. Kasaris said that he was not in favor of this last year because he thought we could enforce this with what was already on the books. He now understands the need for this and with the compromises made to this latest version, he is now able to support this. We are not requiring permits and this will make the city look better. He said that it's too bad that a few people take advantage of the system. Mr. Langshaw said that he has looked at all the options with the Law Department and the Administration and this was the only way to deal with it.

Moved by Mr. Nickell, seconded by Mr. Kasaris to **recommend approval of this item to Council**. Roll Call: Yeas: 2. Nays: 0. **Motion carried.**

NEW BUSINESS

Bev Phiel, 5820 Goodman Drive, addressed the committee. She said that she submitted a couple of pictures for the Loder plaque and asked Mr. Jordan if there is an update. She said that they had their first Historical Society meeting and it's still on the agenda. She said that she would like to see some type of recognition for this building. Mr. Jordan said that we would still like to create some type of recognition of the building's history and display this in the community room. He said that he has gathered information from the library and met with the Chief Librarian who saved some historical documents regarding the opening. He said that he has these documents and we may have enough to put together some type of display. He said that he would like the Historical Society's input into the final verbiage. He said that he would speak with Mrs. Phiel after the meeting and put something together. Mayor Stefanik said that he will be seeing Mr. Harris tomorrow and we are still hoping that he will come in and look at the items that we have. He said that at some point, whatever the Historical Society doesn't want at their location, we would like to do something in our community room. Mrs. Phiel asked if we still have the minute books from 1918. She would love to go through them. Mr. Nickell asked Mr. Jordan if he is scanning these documents. Mr. Jordan asked if he was referring to the library documents. Mr. Nickell said whatever this 1918 document that is being talked about. He's not talking about volumes, he thought that if there were some small proclamations, etc. that could be scanned and digitized. Mayor Stefanik said that we have a lot of documents in the city that we want to scan at some point. Mr. Jordan said that it wouldn't be difficult to scan the documents we received from the library before we give them back.

Russ Donda, addressed the committee. He is here to follow up on the discussion held at the last meeting regarding parking. Mr. Kasaris said that he asked the Council Office to obtain legislation from surrounding communities. Mr. Langshaw said that he had asked for this information a few years ago and was able to retrieve it. Mr. Nickell asked Mr. Donda to provide an address if he is having a current problem. He said that we might have ordinances already in place that may address the issue. Mr. Donda said that there is a particular issue, but he is thinking about the entire community. Mr. Nickell said a lot of enforcement is complaint based. Mr. Donda said that it's a tough situation and he does not want to report on his neighbor. He would rather the city say that they don't want overnight parking on lawns. Mr. Langshaw said that we have a junk vehicle ordinance and asked if any of the vehicles are inoperable or without current tags. Mayor Stefanik said that these issues are usually complaint driven, but he understands where Mr. Donda is coming from. He agrees that there should be something to prohibit parking on front lawns. He said that this was discussed several years ago, but nothing came of it. He said that we are cracking down more on property maintenance and maybe this is a good time to revisit this. He asked Council if they received the information from other cities. Mr. Kasaris said he has codes from Parma, Strongsville and Brook Park. Each city handles it in different ways. Parma doesn't allow parking on a lawn for any purpose, even to sell a car. Brook Park does not prohibit it except for parking on a tree lawn or sidewalk. Strongsville prohibits front yard parking, but allows for side yard parking. Mr. Kasaris said that he tells his residents that if they

don't want to be named in a complaint, that they can complain to him and he will go out and take a look and file the complaint himself. This way he is the one making a complaint, not the person's neighbor. Mr. Donda said that in Strongsville and Brecksville, parking is required to be on some type of surface, i.e. gravel or paved. He said that he thinks that this is common sense and if residents want to park on their front lawn they should put down some type of surface so there are not mud tracks. He asked if the committee was continuing to look at this matter. Mr. Kasaris said that this is complaint driven and if a complaint is made, we may already have something that covers the issue. This is why we are looking for a complaint to be made so that the Building Department can go out and look and ascertain if whatever is happening is a violation of our code. Mr. Donda again asked if we are continuing to look into this as an issue or not. Mr. Nickell said his position is that if we have an existing code in place that can take care of this issue, give us an address and we can look into it. He said that he is not looking to make another law. Mr. Donda said that the city has no code in place that prohibits parking on the front lawn. Mrs. Hannan asked if we have had complaints in the past about this issue. Mr. Jordan said that from a building standpoint, the worst offenders are a vacant or abandoned car without tags. He said some years ago we had increased the city's ability to tow off of private property for these types of vehicles. For a fully operative car that is being moved out of the driveway every day, we do not have anything on the books. Mayor Stefanik said that he would like to see the information from other communities about how they handle it. He thinks that it is a problem for people to park their cars in the front yard. He said that we should visit what other cities do and talk about it at the next meeting. Mrs. Hannan asked if this would cover someone who had overnight guests. Mayor Stefanik said that if there was a big party, this would not be prohibited. What we are looking at is someone who comes home from work every day and parks on their lawn without installing a hard surface. Mr. Kasaris said then this would not be an overnight parking ban, this would be for someone who does this continuously. Mayor Stefanik said yes. Mayor Stefanik said that common sense should be exercised here. Is letting people park on their front lawn without a pad something we want in our community. Mr. Jordan said that there is an issue about enforcement. Are we going out at night waiting for them to come home and park on their lawn. Mayor Stefanik said that if it is in our code, the police would be able to cite someone if they see it while on patrol. Mr. Donda said that if a new code is put in place, it would become public knowledge and maybe the offenders would act accordingly.

ADJOURNMENT

Moved by Mr. Kasaris, seconded by Mr. Nickell **to adjourn the May 15, 2018 meeting.** Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 6:45 p.m.