

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Thursday, November 20, 2014 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by acting Chairman Larry Antoskiewicz and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Diane Veverka. **Administration:** Law Director Tom Kelly, Building Commissioner Dan Kulchytsky.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **to excuse Cheryl Hannan and Tim Miller for cause. Motion unanimously carried.**

PUBLIC HEARING:

1. **Ordinance No. 14-28 – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 “Planning and Zoning Code”, Chapter 1276 “Business Districts”, Section 1276.02 “Use Regulations for Office Building Districts”, Paragraph (c) “Accessory uses permitted”, by expanding the Accessory Uses commonly permitted within an Office Building District, and declaring an emergency.**

The Building Commissioner, Dan Kulchytsky, spoke on the changes to the ordinance. He explained the ordinance expands the accessory uses that are provided or permitted within an Office Building District to include new stands, salons, barber shops or other uses commonly occurring in an office building provided that the aggregate of such does not exceed thirty percent of the leasable square footage of the building. During our review of this ordinance, we found that the office building ordinance did not include other accessory uses that are commonly found in an office building.

Nancy Poyma spoke on behalf of her father, Louis Tomaro. She asked that the Planning Commission to approve the change to Ordinance No. 14-28 which would allow them to move forward on their plans to locate a salon in an Office Building District located in the Wallings Road Medical Building, located at 6785 Wallings Road. She added this is the appropriate action; it is a community convenience and all necessary accommodations will be taken to meet all city zoning requirements.

Kathleen Bumba, 8703 Lynnhaven Dr. Parma Hts., spoke in favor of the approval of the ordinance. She added that she would be renting the space to operate a small beauty salon.

Moved by Mr. Castrovillari, seconded by Mayor Stefanik **to move this item to the Regular Order of Business**. Roll call: Yeas: **Three** (Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari). Nays: **None. Motion carried.**

ADJOURNMENT

Moved by Mr. Castrovillari, seconded by Mayor Stefanik **to adjourn the Public Hearing**. Roll call: Yeas: **Three** (Larry Antoskiewicz, Mayor Stefanik, Frank Castrovillari). Nays: **None. Motion carried.**

Public Hearing adjourned at 7:06 p.m.

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Thursday, November 20, 2014 in regular session**. The meeting was called to order at 7:06 p.m. by acting Chairman Larry Antoskiewicz.

PRESENT: Planning Commission: Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Diane Veverka. **Administration:** Law Director Tom Kelly, Building Commissioner Dan Kulchytzky.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **to excuse Cheryl Hannan and Tim Miller for cause. Motion unanimously carried.**

APPROVAL OF MINUTES:

Moved by Mr. Castrovillari, seconded by Mayor Stefanik **approve the October 22, 2014 minutes.** Roll call: Yeas: **Three** (Larry Antoskiewicz, Frank Castrovillari, Mayor Stefanik). Nays: **None. Motion carried.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, GB and RMD Zoned. Woodcroft Glen Phase 2 **final plat approval. Tabled.** No action at this time.
2. **Tomaro Properties** is requesting a similar use determination as set forth in C.O. 1276.02 (b) to have a salon in Office Building District located in the Wallings Road Medical Building, 6785 Wallings Road; also known as PPN: 488-01-002. **Tabled.** No action at this time.

NEW BUSINESS

1. **Ordinance No. 14-28** – An Ordinance amending the Codified Ordinances of the City of North Royalton, Part 12 “Planning and Zoning Code”, Chapter 1276 “Business Districts”, Section 1276.02 “Use Regulations for Office Building Districts”, Paragraph (c) “Accessory uses permitted”, by expanding the Accessory Uses commonly permitted within an Office Building District, and declaring an emergency.

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **to recommend to Council the approval of amended Ordinance No. 14-28.**

Roll call: Yeas: **Three** (Larry Antoskiewicz, Frank Castrovillari, Mayor Stefanik). Nays: **None. Motion carried.**

ADJOURNMENT

Moved by Mayor Stefanik, seconded by Frank Castrovillari **to adjourn the November 20, 2014 Planning Commission meeting.** Roll call: Yeas: **Three** (Frank Castrovillari, Mayor Stefanik, Larry Antoskiewicz). Nays: **None. Motion carried.**

Meeting adjourned at 7:09 p.m.

APPROVED: /s/ Cheryl Hannan
Chairperson

DATE APPROVED: January 21, 2015

ATTEST: /s/ Diane Veverka
Planning Commission Secretary