

The North Royalton Planning Commission held a **Public Hearing** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, October 23, 2013**. The meeting was called to order by Chair Cheryl Hannan at 7:00 pm.

Present: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz,
Building Commissioner Dan Kulchytsky,
Assistant Law Director Donna Vozar, Secretary Julie Broestl.

Pledge of Allegiance was recited by all.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to excuse Tim Miller and Ray Priest for cause.**

Roll Call:

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

Public Hearing

Ordinance No. 13-124: An Ordinance amending the Codified Ordinances of the City of North Royalton part twelve Planning and Zoning Code. Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, paragraph (a) and Section 1270.15 Buildings permitted on zoning lot, and Declaring an Emergency.

Cheryl Hannan: Do we need to have a discussion on this at this time or move it to the regular order of business?

Mayor Stefanik: Madame Chair, we acknowledge that there is no one here tonight to speak on behalf of it or against it. So, with that being said, I will make a motion.

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, to move Ordinance No. 13-124, to the regular order of business.

Roll Call:

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Larry Antoskiewicz: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

Cheryl Hannan: Do we have anything under miscellaneous? Can I have a motion and a second to adjourn.

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik, **to adjourn the Public Hearing.**

Roll Call:

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Larry Antoskiewicz: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

The North Royalton Planning Commission meeting of October 23, 2013, was adjourned at 7:03 PM

The North Royalton Planning Commission held a **Regular Meeting** at the City Hall Council Chambers, 13834 Ridge Road, on **Wednesday, October 23, 2013**. The meeting was called to order by Chair Cheryl Hannan at 7:03 pm.

Present: Chairwoman Cheryl Hannan, Mayor Stefanik, Larry Antoskiewicz,
Building Commissioner Dan Kulchytsky,
Assistant Law Director Donna Vozar, Secretary Julie Broestl..

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to excuse Tim Miller and Ray Priest for cause.**

Roll Call:

Larry Antoskiewicz: Yes

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

New Business

Ordinance No. 13-124: An Ordinance amending the Codified Ordinances of the City of North Royalton part twelve Planning and Zoning Code. Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, paragraph (a) and Section 1270.15 Buildings permitted on zoning lot, and Declaring an Emergency.

Cheryl Hannan: I just want the record to reflect that I have been handed an affidavit from Councilman Paul Marnacheck who talks in favor of the amendment. I will be giving this to our Secretary Julie, to keep it with the record.

Dan Kulchytsky: Madame Chair. We also have an approval from Building and Building Codes for recommendation of approval.

Cheryl Hannan: Okay. We will also include that in the record.

Larry Antoskiewicz: Let me clarify, the recommendation was to amend to discount decks. We are now looking to amend the whole paragraph.

Dan Kulchytsky: Madame Chair. Given the definition of accessory structure being so clear and concisely written, we have recommended the removal of each item from the Ordinance and requesting it be revised thusly.

Donna Vozar: Madame Chair. Just to clarify, the definition is set forth under definitions under 1260.07. Correct Mr. Commissioner?

Dan Kulchytsky: That is correct.

Donna Vozar: Which is why it is the Commissioner's opinion and the Law Department concurs that it is a redundancy in the language and therefore is not necessary and still conveys the intent that was discussed and why it was submitted to Building and Building Codes, to this Board, and eventually to Council.

Cheryl Hannan: Okay. I guess what we are doing then is taking out the definition of what an accessory structure is.

Donna Vozar: And the language that also refers to a pool in the very last sentence after the definition of an accessory structure and then goes on to describe pools which is provided later.

Dan Kulchytsky: Madame Chair. For clarification, we're not removing the definition as listed under 1260.07, as a clarification. We are removing the additional descriptions from 1270.12. That's for the record.

Donna Vozar: The definition for an accessory structure as set forth in 1270, correct?

Dan Kulchytsky: Correct.

Donna Vozar: And the language that refers to pools in that section also.

Dan Kulchytsky: Correct.

Cheryl Hannan: Okay. Thank you. Any questions?

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik, **to approve an amendment of 1270.12 that has been proposed by the Building Commissioner.**

Roll Call:

Mayor Stefanik: Yes

Cheryl Hannan: Yes

Larry Antoskiewicz: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

Dan Kulchytsky: To the Law Director, they made a motion to 1270.12. Don't we also need another for 1270.15

Donna Vozar: Yes.

Dan Kulchytsky: Thank you.

Donna Vozar: Actually, as the Mayor has pointed out, what is here before us is Ordinance No. 13-124, which actually refers to 1270.12 and 1270.15. If we could clarify that the motion that was made was pursuant to Ordinance 13-124, and the amendments that our Building Commissioner has submitted are to 1270.12 only. 1270.15 as submitted to Building Codes Council under Ordinance 13-124 there are no changes to those.

Cheryl Hannan: So, the reference in the Ordinance to Section 1270.15, do we need to have that there?

Donna Vozar: Yes. What I would recommend for purpose of clarity is that the motion be restated and clarified to indicate a motion to approve the Ordinance 13-124, Chapter 1270.12 'Yards for Accessory Buildings and Uses' paragraph (a), as amended by the Building Commissioner tonight, and Section 1270.15 as submitted to Building and Building Codes and Council,

Moved by Mayor Stefanik, seconded by Larry Antoskiewicz, **to approve the Ordinance 13-124 as amended by the Building Commissioner and Section 1270.15 as submitted to Building and Building Codes and Council.**

Roll Call:

Larry Antoskiewicz: Yes
Mayor Stefanik: Yes
Cheryl Hannan: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

Cheryl Hannan: Okay. Anything under miscellaneous? Do I have a motion and a second to adjourn.

Moved by Larry Antoskiewicz, seconded by Mayor Stefanik, **to adjourn the Planning Commission meeting of October 23, 2013.**

Roll Call:

Mayor Stefanik: Yes
Cheryl Hannan: Yes
Larry Antoskiewicz: Yes

Ayes – all. Nays – None

Motion carried. (3-0)

Approved: _____
Chairman Cheryl Hannan

Date: _____

Attest: _____
Secretary Julie Broestl