

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, October 21, 2015 to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Chair Cheryl Hannan and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky.

PUBLIC HEARING:

1. **Ordinance No. 15-95**

An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1276 Business Districts, Section 1276.03 Use Regulations for Local Business Districts, and Section 1276.04 Use Regulations for General Business Districts, and Declaring an Emergency.

Mr. Kelley stated that Council is responding to the recommendation from the Building Commissioner and the Development Director to expand the opportunity for the sale of gasoline and accessories in different districts. Right now it is only available in a Motorist Service District, of which we have no Motorist Service Districts. He added that the nature of the sale of gasoline and accessories has changed dramatically over the years; for the most part they are now basically mini-marts with gas as a draw. Mr. Kelly said based on the recommendations from the Building Commissioner and the Development Director, Council is in favor of this ordinance and is looking for PC approval.

Moved by Mr. Miller, seconded by Mr. Castrovillari **to move this item to the Regular Order of Business**. Roll call: Yeas: Five. Nays: None. **Motion carried**.

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mayor Stefanik, seconded by Mr. Castrovillari **to adjourn the Public Hearing**. Roll call: Yeas: Five. Nays: None. **Motion carried**.

The Public Hearing adjourned at 7:03 p.m.

REGULAR MEETING

The North Royalton Planning Commission met in the City Hall Council Chambers, 14600 State Road, on **Wednesday, October 21, 2015 in regular session**. The meeting was called to order at 7:03 p.m. by Chair Cheryl Hannan.

PRESENT: Planning Commission: Chairwoman Cheryl Hannan, Tim Miller, Larry Antoskiewicz, Frank Castrovillari, Mayor Stefanik, Secretary Diane Veverka. Administration: Law Director Thomas Kelly, Building Commissioner Dan Kulchytsky.

APPROVAL OF MINUTES:

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **approve the October 7, 2015 minutes**. Roll call: Yeas: Four. Nays: None. Mayor Stefanik abstained. **Minutes approved.**

OLD BUSINESS

1. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. Tabled.
2. **Carmen Matteo / Matteo Business Park, 12492 York Road**, also known as PPN: 483-06-011, General Industrial zoned. Site Plan approval for an addition and an accessory structure. Tabled.

NEW BUSINESS

1. **Ordinance No. 15-95**
An Ordinance amending the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1276 Business Districts, Section 1276.03 Use Regulations for Local Business Districts, and Section 1276.04 Use Regulations for General Business Districts, and Declaring an Emergency.

Moved by Mr. Castrovillari, seconded by Mr. Miller to **recommend Ordinance No. 15-95 to Council for approval**. Roll call: Yeas: Five (Castrovillari, Miller, Antoskiewicz, Stefanik, Hannan). Nays: None. **Motion carried.**

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the October 21, 2015 Planning Commission meeting**. Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:05 p.m.

APPROVED: /s/ Cheryl Hannan
Chairwoman Cheryl Hannan

DATE APPROVED: November 18, 2015

ATTEST: /s/ Diane Veverka
Planning Commission Secretary