



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

Dan Kulchytsky Building Commissioner

Diane Veverka
PC Secretary

Agenda

May 6, 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. **PC20-12: Bailey Custom Homes, LLC** is seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The proposed 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 subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. *Applicant requested to table application to the May 6, 2020 PC meeting.*
2. **PC20-13: Quinn Management Group** is seeking Preliminary Plan approval for revised site plan for 2 two-family and 2 single-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.
3. **PC20-14: Maria Gardens / TLT Properties** is seeking final site plan approval for corner beautification and parking expansion. The site is located at the corner of West 130th Street and Albion Road on PPN: 481-19-026, 481-19-025, 481-19-002, 481-19-001, 481-19-031, 481-19-024 and 481-19-022 in Local Business (LB) District zoning.

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. *Applicant has requested to withdraw application.*
 - 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. Tabled on 2-5-20. *Applicant has revised preliminary plan and requested to withdraw application.*

- 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) **PC20-12: Bailey Custom Homes, LLC** is seeking Final Plan approval and Preliminary Plat approval for **Watercrest Subdivision**. The proposed 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 subdivision will be an extension of Watercrest Drive ending in a cul-de-sac. *Applicant requested to table application to the May 6, 2020 PC meeting.*
- b) **PC20-13: Quinn Management Group** is seeking Preliminary Plan approval for revised site plan for 2 two-family and 2 single-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.
- c) **PC20-14: Maria Gardens / TLT Properties** is seeking final site plan approval for corner beautification and parking expansion. The site is located at the corner of West 130th Street and Albion Road on PPN: 481-19-026, 481-19-025, 481-19-002, 481-19-001, 481-19-031, 481-19-024 and 481-19-022 in Local Business District zoning.

3. Miscellaneous

4. Adjournment

djv: 4-21-2020