

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
JANUARY 17, 2017**

The Building & Building Codes Committee meeting was held on January 17, 2017, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 7:00 p.m.

**PRESENT: Committee Members:** Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; **Council:** Gary Petrusky, Dan Langshaw, Paul Marnecheck; **Administration:** Mayor Robert Stefanik, Law Director Thomas Kelly, Community Development Director Thomas Jordan, Assistant Law Director Donna Vozar, Service Director Nick Cinquepalmi; **Other:** Lou Krzepina, Thomas Wasinski.

**APPROVAL OF MINUTES**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the September 20, 2016 minutes as received.** Yeas: 3. Nays: 0. **Motion carried.**

**NEW BUSINESS**

**1. Chapter 1464 and 1486 amendments regarding abatement and demolition.**

Mr. Jordan said that over the last year the city has undertaken the demolition of some private residences that have become a nuisance. Through this experience we have realized that we needed to do some code changes in order to comply with state law and to make the process more straight forward. He said that demolishing some one's property is a very large step and should not be taken lightly by the city, so we wanted to provide a very clear process for the property owner and as well as other interested parties. He thanked the Law Department for their assistance in this process over the past few months. He said that there are two elemental parts of the changes. One has to do with the process that we follow relative to the steps that we take to declare a nuisance property. The other change pertains to funding. We have inserted a clause that says we can recover some of the administrative costs of the demolition. He said that the county had provided a grant for the demolitions; the city did not have a budget for demolitions. Therefore we have been reluctant to declare buildings as unsafe structures or nuisance because we did not have the resources to follow through. He said that we have requested an extension of the county grant through the first part of this year but we are unsure if they will continue to fund it. Mr. Kasaris said that having just received this information in an email yesterday, he has not yet had a chance to read it. He said that he would like the chance to read this over before we meet again next month. Mr. Langshaw said that it looks like the language makes it more clear and addresses blight in our community. Mr. Nickell said that he likes that this process is now being established for future use. Mr. Antoskiewicz said that this legislation is on first reading for this evening and wanted a consensus on whether we are ready to proceed or if more time is needed for review. Mrs. Vozar said that a lot of the language deals with definitions, clarifications, and most importantly the declaration of a nuisance. She said that the city can continue to abate a nuisance by going to the Court of Common Pleas. Mr. Antoskiewicz asked if this will impede us from the process of applying for any demolitions this year. Mr. Jordan said that his concern is always regarding the county funding. He said that of the properties we are currently looking at for demolition this year, one will probably have to be taken to court rather than strictly just doing it administratively because of the issues surrounding it. He felt that we should be able to get the process started on the others and by the time Council meets next month we should have the remainder of the changes in place at that time. He said that the funds technically expired on December 31, 2016 but the county indicated that they would extend the funds through the first few months of 2017. Mr. Kasaris said that he would like to wait a month so that there is time to look it over. It was decided to leave this item in committee.

**ADJOURNMENT**

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **adjourn the January 17, 2017 meeting.** Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 7:10 p.m.**