

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **August 10, 2016 in special session to conduct a Public Hearing**. The hearing was called to order at 7:00 p.m. by Vice Chair Tim Miller and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Vice Chair Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Assistant Law Director Donna Vozar, Community Development Director Tom Jordan.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to excuse Ms. Hannan. Roll Call: Yeas: Four. Nays: None (Absent: Hannan). **Motion carried.**

PUBLIC HEARING:

Ms. Veverka stated the Notice of Special Planning Commission Meeting and the Public Hearing notices were both posted as required.

1. **ORDINANCE NO. 16-112** – Introduced by Nickell, Kasaris, Antoskiewicz. 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 BY CREATING A NEW PARAGRAPH (d) ENTITLED CONDITIONAL USES PERMITTED TO ALLOW FOR THE COMMERCIAL OPERATION OF NURSING FACILITIES AND ASSISTED LIVING FACILITIES, AND DECLARING AN EMERGENCY

Ms. Veverka stated that the Board has before them the amended definition change to Ordinance No. 16-112 which was provided by the Law Department.

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

2. **ORDINANCE NO. 16-113** – Introduced by Nickell, Kasaris, Antoskiewicz. AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1281 TRADITIONAL TOWN CENTER /MAIN STREET DISTRICT (TCD), SECTION 1281.03 USE REGULATIONS, SCHEDULE OF PERMITTED USES IN TCD 1, 2, 3, 4 AND 5 TO ALLOW FOR THE COMMERCIAL OPERATION OF NURSING FACILITIES AND ASSISTED LIVING FACILITIES, AND DECLARING AN EMERGENCY

Ms. Veverka stated that the Board has before them the amended definition change to Ordinance No. 16-113 which was provided by the Law Department.

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

ADJOURNMENT OF THE PUBLIC HEARING

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **adjourn the August 10, 2016 Public Hearing**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

The Public Hearing adjourned at 7:07 p.m.

REGULAR MEETING

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **August 10, 2016 in special session**. The meeting was called to order at 7:07 p.m. by Vice Chair Tim Miller.

PRESENT: Planning Commission: Vice Chair Tim Miller, Mayor Stefanik, Larry Antoskiewicz, Frank Castrovillari, Secretary Diane Veverka. Administration: Assistant Law Director Donna Vozar, Community Development Director Tom Jordan.

OLD BUSINESS

1. **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. Request for 180 day extension.**

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to **remove this item from the table**. Roll call: Yeas: Four. Nays: None. **Motion carried.**

Moved by Mr. Antoskiewicz, seconded by Mr. Miller to **approve 180 day extension**. Roll call: Yeas: Four (Stefanik, Miller, Antoskiewicz, Castrovillari). Nays: None. **Motion carried** and item returned to the table.

2. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 - Final Plat Approval. **Tabled.** No new information submitted or known.
3. **Woodhill Properties, Inc.**
Is seeking preliminary site plan approval for **Indian Trails Subdivision Phase II**. The subdivision will consist of 13 lots on PPN: 481-26-051, 481-26-050, 481-26-011 and 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. **Tabled.** No new information submitted or known.
4. **Royalton Place Ltd.** Is seeking site plan approval for a proposed multi-unit senior living facility located at PPN:482-31-003 on the NE corner of York Road and Royalton Roads, in a Senior Citizen District. **Tabled.** No new information submitted or known.

NEW BUSINESS

1. **ORDINANCE NO. 16-112** – Introduced by Nickell, Kasaris, Antoskiewicz. 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 BY CREATING A NEW PARAGRAPH (d) ENTITLED CONDITIONAL USES PERMITTED TO ALLOW FOR THE COMMERCIAL OPERATION OF NURSING FACILITIES AND ASSISTED LIVING FACILITIES, AND DECLARING AN EMERGENCY
2. **ORDINANCE NO. 16-113** – Introduced by Nickell, Kasaris, Antoskiewicz. AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1281 TRADITIONAL TOWN CENTER /MAIN STREET DISTRICT (TCD), SECTION 1281.03 USE REGULATIONS, SCHEDULE OF PERMITTED USES IN TCD 1, 2, 3, 4 AND 5 TO ALLOW FOR THE COMMERCIAL

OPERATION OF NURSING FACILITIES AND ASSISTED LIVING FACILITIES, AND DECLARING AN EMERGENCY

Tom Jordan spoke on both Ordinance No. 16-112 and Ordinance No. 16-113. He stated there is a need for making available additional forms of senior housing. He stated that currently independent living, assisted living and nursing homes are allowed in a small part of our city zoned Senior Citizen District. He said under the proposed Ordinance No. 16-112 we are asking to allow assisted living and nursing home facilities to be allowed in Local Business District. Under the proposed Ordinance No. 16-113, it would allow assisted living and nursing home facilities to be allowed in Town Center District. Mr. Jordan spoke regarding the concept of making available additional forms of senior housing due to the fact that there is a lack of senior housing and there is a growing demographic of seniors in North Royalton. There is an issue about needing additional forms of housing and also addressing development requirements within the city. The TCD and the LB District is not going to increase in density; it is simply a definition change in allowable use. We changed it equally in each. In the Local Business we allowed it as a conditional use and in the TCD as a permitted use. He discussed the details of the process and how they differ in each district. Mr. Jordan said the City has seen a lot of interest for large lots in our city for some form of senior housing. He added the interest includes the newer concept of small group homes of eight people to the other end of the spectrum which is hospice and nursing care.

Ms. Vozar stated that the Law Department has worked closely with the Community Development and Building Department so this is a joint effort. She said we feel it meets the needs of the Community but opens the door to nursing home and assisted living. Ms. Vozar said she believes this is an amendment that we hope the Board will recommend. The amended definition as Mr. Jordan explained will go before Council on September 6, 2016.

Moved by Mr. Castrovillari, seconded by Mr. Antoskiewicz to **recommend to Council the approval of Ordinance No. 16-112 as amended**. Roll call: Yeas: Four (Castrovillari, Stefanik, Miller, Antoskiewicz). Nays: None. **Motion carried**.

Moved by Mayor Stefanik, seconded by Mr. Antoskiewicz to **recommend to Council the approval of Ordinance No. 16-113 as amended**. Roll call: Yeas: Four (Castrovillari, Stefanik, Miller, Antoskiewicz). Nays: None. **Motion carried**.

ADJOURNMENT

Moved by Mr. Miller, seconded by Mr. Antoskiewicz to **adjourn the August 10, 2016 Special Planning Commission meeting**. Roll call: Yeas: Four. Nays: None. **Motion carried**.

Meeting adjourned at 7:20 p.m.

APPROVED: /s/ Tim Miller
Vice Chair

DATE APPROVED: September 21, 2016

ATTEST: /s/ Diane Veverka
Planning Commission Secretary