



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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PLANNING COMMISSION AGENDA

Wednesday, September 6, 2017

North Royalton City Hall – 14600 State Road

Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

PUBLIC HEARING

1. **Call to Order**

2. **Roll Call**

3. **Opening Ceremony – Pledge of Allegiance**

4. **Public Hearings:**

A. **Royal Collision, LLC.** Roy Werner owner of Royal Collision, LLC is seeking a conditional use permit on behalf of the property owner Jessica Development, LLC to operate an auto body and paint shop facility. The facility is located at 14800 York Road, also known as PPN: 483-27-011 in a General Industrial District.

B. **Joseph Solomon.** Joseph Solomon is seeking approval for a lot split of PPN: 483-25-002 also known as 9992 Akins Road in a General Industrial District.

C. **Meadowview Subdivision.** MG Civil Design LLC on behalf of Terrence Monnelly Trustee is seeking approval of Final Plan including the Subdivision Plat for **Meadowview Subdivision**. The subdivision will consist of 37 single family residential lots on PPN: 481-04-050 and PPN: 481-04-048 on the west side of Abbey Road between Albion Road and Sprague Road in a R1-A Zoning District.

5. **Adjournment**

REGULAR MEETING

1. **Call to Order**

2. **Approval of Minutes:** June 21, 2017 and July 19, 2017

3. Old Business

- A. **Huntington Park Subdivision Phase 4.** The subdivision will consist of 14 single family residential lots on PPN: 488-12-030 in a R1-A zoning District. Phase 4 will be an extension of Angelina Drive. Final Plan approval was granted on 9-7-16. Zillich Interiors Inc. is **seeking a 180 day extension for final plan approval.**
- B. **Indian Trails Subdivision Phase II.** 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. 180 day extension expires 12-4-17.
- C. **Line-X of Greater Cleveland** – Building plan and preliminary site plan approval for commercial building located at PPN: 483-13-008 Royalton Road in a General Industrial District. Tabled. 180 day extension expires 12/18/17.
- D. **St. Paul Greek Orthodox Church.** Justin Haselton of R.E. Warner & Assoc. on behalf of St. Paul Greek Orthodox Church is seeking site plan approval for proposed parking lot improvements located at 4548 Wallings Road, also known as PPN: 489-20-003, in a Public Facilities District. Tabled: 3/22/17
- E. **Michael Pizzuti.** Michael Pizzuti of EMC, Inc. is seeking Sketch Plan Approval for a subdivision consisting of 10 single family residential lots on PPN: 486-23-003 on the east side of State Road between Cady Road and Wiltshire Road in a Rural Residential Zoning District. Tabled: 5-17-17

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5. Miscellaneous

6. Adjournment