



City of North Royalton

Mayor Robert A. Stefanik
Planning Commission

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**PLANNING COMMISSION
AGENDA
Wednesday, July 19, 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. **Leonti's Outdoor Supply.** Michael Leonti of Leonti's Outdoor Supply on behalf of property owner Brian Stucky/Three "B" Builders is seeking approval of a lot split/consolidation of PPN: 485-03-011 and PPN: 485-03-009 currently zoned as Local Business.
5. **Adjournment**

REGULAR MEETING

1. **Call to Order**
2. **Approval of Minutes**
3. **Old Business**
 - A. **KFC Franchise.** Lendlease on behalf of property owner and franchise owner received preliminary building and site plan approval on January 4, 2017 for renovation of a KFC franchise food establishment located at **5527 Royalton Road** also known as PPN: 487-10-009, in a TCD district. **They have requested to withdraw this project from consideration.**
 - B. **Woodcroft Glen Phase II.** Gross Builders on behalf of Woodcroft Glen Inc. is seeking final plat approval for Woodcroft Trace / Woodcroft Glen Phase II located on PPN: 482-31-002 Royalton Road in a multi-family zoning district. Tabled. 180 day extension expires 9-4-17. **Applicant requesting to move ahead with final plat approval.**

- C. **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.
- D. **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

4. **New Business**

- A. **Leonti's Outdoor Supply.** Michael Leonti of Leonti's Outdoor Supply on behalf of property owner Brian Stucky/Three "B" Builders is seeking approval of a lot split/consolidation of PPN: 485-03-011 and PPN: 485-03-009 currently zoned as Local Business.

5. **Miscellaneous**

6. **Adjournment**