

**BUILDING & BUILDING CODES COMMITTEE MINUTES
MAY 19, 2015**

The Building & Building Codes Committee meeting was held on May 19, 2015, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:33 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; Council: Gary Petrusky, Dan Langshaw, Paul Marnecheck, Steve Muller; Administration: Safety Director Bruce Campbell, Building Commissioner Dan Kulchytsky.

APPROVAL OF MINUTES

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **approve the April 21, 2015 minutes** as received. Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Hall update/project

No update.

NEW BUSINESS

1. Ordinance 15-50 – RMF to SRC rezoning.

Mr. Kulchytsky said that this is a housekeeping ordinance. This is for the Royalton Woods Senior Living Facility on State Road and we are proposing to change the zoning classification from Multifamily to Senior Citizen District. This will be on the Planning Commission's June 3, 2015 agenda for a Public Hearing. It has been referred to this committee for approval as well. Mr. Nickell said that this makes sense to him since this is the purpose of this facility. Mr. Kasaris asked if there are any negatives to doing this. Mr. Kulchytsky said not that he is aware of. This is the appropriate zoning for this facility. Mr. Kasaris said that he knows that this facility is being sold and since we now have a Senior Citizen Zoning classification, it makes sense to have this facility zoned accordingly. We don't want to run the risk of having this property turned into some type of multifamily use down the road. Mr. Antoskiewicz said that should someone other than a senior health care provider purchased this property, they could have turned it into a multifamily unit under the current zoning. Mr. Kulchytsky said this is correct. They would have been permitted to do whatever is permitted under a Multifamily Zoning District.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **recommend approval of this legislation to Council.** Yeas: 3. Nays: 0. **Motion carried.**

2. Daycare/Childcare Facility Zoning

Mr. Nickell said that we have many of these types of facilities that are nonconforming in certain areas in our city and these are certainly businesses that we want to have available in our community for our residents. Mr. Kulchytsky said that this too is a housekeeping item. We have a number of daycare/childcare facilities within the city located in various zoning districts as nonconforming uses. He said that our code only permits for nurseries or childcare in Public Facility districts. This has been discussed recently with the Law Department and legislation will be prepared for the committee to review at their next meeting. He said that currently we have daycare facilities located in Local Business, Public Facility, Town Center District, and General Business. We would like to bring our code in line more closely with what is already established. Mr. Antoskiewicz asked if we would be looking to confine any new facilities to just one zoning classification or are we going to open it up for multiple districts. Mr. Kulchytsky said that we are looking to allow it in every appropriate district. Mr. Antoskiewicz asked what would happen if an existing facility is not currently located in one of the districts deemed appropriate. Mr. Kulchytsky said that we currently do not have any of these facilities located in a district that would be inappropriate. Mr. Kasaris asked what is being defined as a daycare/childcare facility. Mr. Kulchytsky said it would be for childcare up to preschool. Mr. Kasaris asked if this legislation would take into account situations where someone watches 3 or 4 kids in their homes. Mr. Kulchytsky said the State of Ohio

permits a homeowner to open a daycare from their home. He said our legislation would deal with commercially zoned districts. Mr. Petrusky asked if there is something that would be needed to add to this legislation in order for it to include adult/elder day care. Mr. Kulchytsky said that we can include this use and acknowledged that this becoming a greater need in our society. We could include something in the definition of daycare that would include senior citizens. This would not allow for overnight or long term facilities, simply the same day time hours permitted by the state for childcare. The committee agreed that this is something they would like to see included in this legislation.

ADJOURNMENT

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz **to adjourn the May 19, 2015 meeting.** Yeas: 3. Nays: 0. **Motion carried.**

Meeting adjourned at 6:45 p.m.