



# City of North Royalton

Mayor Robert A. Stefanik

**Planning Commission**

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**PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
Wednesday, August 10, 2016  
North Royalton City Hall – 14600 State Road  
Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.**

## **SPECIAL PUBLIC HEARING**

1. Call to Order
2. Roll Call
3. Opening Ceremony – Pledge of Allegiance
4. Public Hearings:
  - A. **ORDINANCE NO. 16-112** – 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
  - B. **ORDINANCE NO. 16-113** – 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
5. Adjournment

## REGULAR MEETING

1. Call to Order
2. Approval of Minutes: July 6, 2016 PC meeting minutes

### 3. Old Business

- A. **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.**
- B. **Woodcroft Glen**, Royalton Road, General Business and Residential Multi-family zoned. Woodcroft Glen Phase 2 – Final Plat Approval. **Tabled.**
- C. **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, PPN: 481-26-050, PPN: 481-26-011 and PPN: 481-25-014 in a R1-A Zoning District. Phase II will tie into Indians Trails Phase I. **Tabled.**
- D. **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.**

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### 5. Miscellaneous

### 6. Adjournment

8-3-16 djv