

**BUILDING & BUILDING CODES COMMITTEE MINUTES
JANUARY 20, 2015**

The Building & Building Codes Committee meeting was held on January 20, 2015, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:52 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; Council: Gary Petrusky, Dan Langshaw, Paul Marnecheck, Steve Muller; Administration: Mayor Robert Stefanik, Community Development Director Thomas Jordan, Building Commissioner Dan Kulchytsky, Fire Chief Robert Chegan.

APPROVAL OF MINUTES

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the November 18, 2014 minutes** as received. Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Hall update/project

Mr. Jordan said that some punch list items remain, one being the voice recognition system for Council Chambers. He said that it is expected to be installed and working by the end of January. He said that the City Seal on the Council dais and the dedication plaque in the entranceway were installed today. He said that there is nothing left to order. Almost all but about \$100,000 has been approved and dispersed. He said there is still a heat and HVAC issue being worked on as well. He said that other than that, most of the project is winding down. Mr. Jordan said that the playground project will still be ongoing. The old equipment has been removed and we are doing some site prep work currently and the install will happen this spring. He said that the funds for the playground project are included in the amending appropriation ordinance that Council will be addressing later this evening. He said that he will be placing the order for the equipment tomorrow if the funds are approved tonight. He said that the city wide telephone system still has a few punch list items remaining. He said that the last migration of the City Hall server has now been integrated to all the other city buildings with the exception of the Fire Department. The fiber network is up and running and the server system is up and running. He said there are still punch list items on everyone of these projects but none are considered to be a major hurdle. He said the contractor on the building has asked for a change order for about \$45,000 which is currently being evaluated. He said that he has reviewed this with our criteria architect and he said that we are denying most of what was requested. He said he will bring this to Council at the next meeting if there is anything there that the city wishes to pursue. Mr. Antoskiewicz asked if the Wi-Fi is available throughout the city now. Mr. Jordan said that the private fiber network is up and running, the Wi-Fi hot spots will be self performed by the city. We need to order the equipment through our IT Department and we will then install that part of the system. All the contractors work relative to the private fiber network as well as the migration of the systems has been completed. The city's implementation of Heasley Field and York Fields still have to move forward. He said that we will be providing an additional Wi-Fi hot spot at Memorial Park. Mr. Nickell asked if the HVAC issues are computer control related. Mr. Jordan said that this matter is of some concern. The building has a system that can be controlled electronically and you have to have someone that is familiar with the system and trained in its use. He said that we have hired a new maintenance person and part of his duties will be managing the lights, plumbing, and the HVAC system to make it perform at its fully energy efficient potential and he is receiving training for these systems. He said that this building is adjusted on a nightly basis depending on what meetings are being held, so that the heat is not running 24 hours a day. He said that there are two areas in the building where there is an insulation and heat problem, those being in the Finance Department and the Law Department. Mr. Jordan said that the contractor came out yesterday and installed additional insulation in these areas. He does not believe we have reached a final conclusion on this yet. Mr. Jordan also said that the phone system seems to be much more user friendly and the residents are able to go directly to the department they wish to speak to much easier than before.

2. Fence Ordinance

Mr. Nickell said that the committee has received a revised draft of this legislation from the Building Commissioner. Mr. Kulchytsky said that the revised draft incorporates some changes and recommendations from the Law Department. Also, there were some changes made to clarify and simplify the way some of the sections read. He said he is very happy with the end result and is requesting the committee's recommendation for approval. Mr. Kasaris referenced Section 1465.04 (n) easements. He asked if this refers to just public easements. Mr. Kulchytsky said that this includes all easements, public or private.

Mr. Kasaris said that if someone wants to put a fence on an easement that a homeowners association has for ingress and egress they would have to come to the City Engineer and the Building Commissioner for approval. Mr. Kulchytsky said that is correct. Mr. Petrusky asked for additional clarification on 1465.05 (c) (8) Patio Privacy Fence. He said that it states that these fences are restricted. He asked what happens if you live on a corner and you want to put a fence around your patio for privacy. Would this code prohibit this. Mr. Kulchytsky said that the reason why this is in the restricted section is because patio privacy fences in cluster districts have additional rules and regulations. This just serves as a notification to an applicant that there are further regulations and restrictions. He said it is not prohibited. It was the consensus of the committee that this legislation was ready to be presented to Council for approval. Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **recommend approval of this legislation to City Council**. Yeas: 3. Nays: 0. **Motion carried.**

NEW BUSINESS

1. Ordinance 14-147 - Permitted Uses in Senior Citizen District.

Mr. Jordan said that one of the recommendations of the Master Plan Task Force was to provide additional forms of senior housing. This ordinance will amend the existing Senior Citizen District and allow for housing for seniors that isn't just at nursing homes. He said that there are multiple forms of senior housing available these days compared to what it was 10-15 years ago. This amendment will allow for residential units for independent seniors, age restricted 55 and older, that will have amenities geared towards their needs, but not necessarily have nursing facilities attached to it. Mr. Nickell said that the need for this type of housing was voiced during the Master Plan process. He said a senior complex would accommodate seniors who are still active but still geared towards their needs. Mr. Jordan said that many of our current rental units are walk up units, so the new facilities would have elevators. They would need larger gathering areas for the social activities. He said that these type of amenities would be offered in these age restricted facilities. Mr. Antoskiewicz said that this will also allow residents to stay in North Royalton when they are ready for this type of housing, rather than having to move elsewhere. Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **recommend approval of Ordinance 14-147 to City Council and to move it out of committee**. Yeas: 3. Nays: 0. **Motion carried**

MISCELLANEOUS

Mr. Marnecheck asked if the Building Division still planned to have an outside company perform the delinquent lawn mowing for 2015. Mr. Kulchytsky said yes, we will be following the same process as before.

Mr. Nickell said that there was a resident who went before the BZA who had an existing gazebo type structure on his property and then he also built an extra garage. He asked Mr. Kulchytsky if our ordinance is similar to other cities in stating that the free standing structure is actually a structure. Mr. Kulchytsky said that our code defines a structure very clearly and anything with a singled roof and foundations and columns would be considered an accessory structure. He said it would be a somewhat different situation if the structure was perhaps a decorative pergola or a structure that had no roofing. He said in the particular instance that Mr. Nickell is referencing, it was indeed a structure.

ADJOURNMENT

Moved by Mr. Kasaris, seconded by Mr. Nickell to **adjourn the January 20, 2015 meeting**. Yeas: 3. Nays: 0. **Motion carried**. Meeting adjourned at 7:12 p.m.