



# City of North Royalton

Mayor Robert A. Stefanik  
Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

Fax: 440-582-3089

## PLANNING COMMISSION

### AGENDA

Wednesday, May 17, 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. **Huntington Park Subdivision HOA.** Greg Zillich on behalf of the Huntington Park HOA and property owners Kate and Joe Trunzo (PPN: 488-13-058), William and Deborah Brown (PPN: 488-13-056) and Zillich Interiors (PPN: 488-13-059) is seeking approval to vacate the existing 20 ft. HOA storm drainage easement. The parcels include PPN: 488-13-056, PPN: 488-13-058 and PPN: 488-13-059 in a R1-A District. ~~Antimo Bovenzi is seeking site plan approval on behalf of Huntington Park Subdivision HOA and property owner William and Deborah Brown. They are seeking approval to modify the existing 20 ft. HOA storm drainage easement from a 20 ft. wide easement to a 10 ft. wide easement. The parcel is located at 10415 Angelina Drive, also known as PPN: 488-13-056, in a R1-A District.~~

B. **Michael Pizzuti.** As required by North Royalton Codified Ordinance 1220.06(e) and 1262.03(a) 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.

5. **Adjournment**

## REGULAR MEETING

### 1. Call to Order

### 2. Approval of Minutes

### 3. Old Business

- A. **Woodcroft Glen Phase II.** Royalton Road, General Business and Residential Multi-family zoned. Final Plat Approval. Tabled.
- 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.
- 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.
- 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. **Royalton Business Park.** Dean Asimes of Axios Investments 1, LLC on behalf of The Norwood Group / Royalton Business Park is seeking site plan approval for proposed parking lot improvements located at 10139 Royalton Road, also known as PPN: 483-24-002 in a General Industrial District. Tabled: 4/5/17. **This item will be removed from the Table, revised submission received.**

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- B. **Michael Pizzuti.** As required by North Royalton Codified Ordinance 1220.06(e) and 1262.03(a) 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.

5. **Miscellaneous**

6. **Adjournment**