

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
NOVEMBER 17, 2015**

The Building & Building Codes Committee meeting was held on November 17, 2015, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:03 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, Fire Chief Robert Chegan, Safety Director Bruce Campbell, Building Commissioner Dan Kulchytsky; Other: Lou Krzepina, Ken Williams, Austin Venczel.

**APPROVAL OF MINUTES**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the October 20, 2015 minutes as received.** Yeas: 3. Nays: 0. **Motion carried.**

**UNFINISHED BUSINESS**

**1. City Hall update/project**

Mr. Jordan said that it has now been over a year and the warranty has now expired. He said that there was a walk through with the architect. They provided a list of items that were still outstanding with the contractor. They are working through the majority of those. He said that once he receives the request subsequent to the change order to make the final payment, the project will be closed out. Mr. Marnecheck asked that since the warranty has expired do we have any other type of warranty. Mr. Jordan said we have a full labor and materials warrant for one year on everything. After that there are material warranties depending on what system it is. **Remove from agenda.**

**NEW BUSINESS**

**1. Monument signs TCD**

Mr. Kasaris said that this Item and Item #2 below arose out of issues that we have at BZA. He said that when the Town Center District (TCD) went into effect, it prohibited monument signs. Since the TCD is not proceeding as originally envisioned in 2004, the BZA has approved a number of monument signs. He said that because they were prohibited, there are no standards for them. He said that they have had the Police Department go out and shoot the line of sight to ensure that the sign is not blocking any line of sight. He said that he thinks we should look into repealing that prohibition because there are so many monument signs there already. He said he felt that it might be best to get the conversation started on this and have Mr. Kulchytsky look into what other cities are doing with monument signs and bring that information back to the committee. Mr. Jordan said that our sign ordinances and the review of their standards was a recommendation from the Master Plan Task Force. He suggests that the problem is a little larger than just the monument signs in TCD; it's the monuments signs in several of the other districts as well. In order for us to do a good job of this we want to review some of the various sign ordinances throughout the city. He said that Mr. Kulchytsky has been in contact with a company to take a look at some suggested changes to the guidelines. Mr. Marnecheck said his concern is for the potential of over saturation of monument signs. He said the way it is now, we are able to deny them vs. immediately allowing them. Mr. Jordan said that the principle behind the prohibition on monument signs was that the buildings would act as their own sign. The buildings would be moved forward and there would be a sign on the building. He said that we are proposing to have an outside consultant take a look at this for us. He said another issue we need to address is the electronic aspects of the signs. He said that our code has not kept up to date with this trend. Mr. Kulchytsky said that oversaturation has been a consideration when these signs have appeared before the BZA. He said that we have been requesting a reduced monument sign size from other districts reflecting the nature of the TCD area. It's a slower traffic area, more pedestrian oriented. He said that company that has submitted a proposal to us is a Cleveland based studio graphic company. They specialize in wayfinding graphic design ordinances. They worked with the City of Lyndhurst to handle the electronic reader board signs for that district and Legacy Village. They have also worked with the City of Dublin on an ongoing basis with their signage. They are highly qualified and have

submitted a proposal that would have them review the entire ordinance section and provide us with a report highlighting their concerns. He said that we have specific sections of the code which we know we have issues with and we are going to have them immediately write appropriate code language that would handle TDC and give design standards for signage for the district. We are also having them look at the General Industrial District, electronic reader boards and permanent signage. Mr. Marnecheck asked if this is potentially more cumbersome than the way it is now where we have the police go out and look at it. He asked if we are potentially over complicating it. Mr. Kulchytsky said that what happens with sight line distance is that since we didn't have a standard, we had to have the Engineering Department and Building Department go out and shoot the sight lines based on state and federal traffic laws. All we would be doing now is including such language into our code saying that it is appropriate to have a distance that complies with state standards. He said that this would actually be simplifying the process. Mr. Antoskiewicz agreed that with a better written code, this would simplify the process and actually eliminate the middle step of having to go to the BZA. Mr. Marnecheck asked if the BZA has denied any applications for sign variances. Mr. Kasaris said no. Mr. Marnecheck asked how many have been granted. Mr. Kasaris said between 5 and 8. Mr. Marnecheck said his concern is that right now we have a way to ensure that safety is ensured vs. finding out 5 years down the road that the right procedures were not followed. Mr. Nickell said that this way we would have written standards to follow to help ensure safety. Mr. Antoskiewicz felt that this would eliminate an unnecessary hurdle for businesses, not unlike the elimination of the Architectural Review Board. Mr. Langshaw asked how much would this consultant cost and how long would the study take. Mr. Jordan said the cost would be \$3,500.00 and it would take about 60 days.

**2. Factors when considering an area variance**

Mr. Kasaris said that when we consider granting an area or use variance, there are 10 enumerated factors that we have to consider. He said that he and Mr. Kelly are working on this and we will have more for the committee in January.

**3. Agricultural District – K & B Williams – 486-25-006, 486-25-008, 486-26-002, 486-27-001**

Ken Williams, 19171 Westfield Lane, Strongsville, Ohio addressed the committee. Mr. Williams submitted a forestry plan for this property. He said that he may plant Christmas trees in the future as well. Mr. Antoskiewicz asked if the county approved his application strictly for timbering. Mr. Williams said no, the permit would let you plant crops or any other type of agricultural use. Mr. Kasaris asked for the location of the property. Mr. Williams said it is located on Wiltshire Road between Broadview Road and State Road. Mr. Kasaris asked how long he has owned the property. Mr. Williams said that he has owned the majority of it since 1986. Mayor Stefanik said that at one point Mr. Williams had indicated that he wanted to develop this property and asked if he has given up on that idea. Mr. Williams said that everything is still on the table. He said that no one has approached him about developing the property. He said that he wants to start doing something with the property because the way that the building codes are written in North Royalton, it would not be advantageous for a developer to develop this property. Mr. Antoskiewicz asked Mr. Jordan for an explanation of the zoning regulations in this area. Mr. Jordan said that he believes Mr. Williams is referring to the Rural Residential zoning code. He said that this is a larger lot zoning than what is allowed in residential. Mr. Jordan wished to remind Mr. Williams that there is still some permitting that needs to be done through the city's Building and Engineering departments for the cutting of trees. Mr. Nickell asked if Mr. Williams wished to develop this property in the future, why is it advantageous for him to designate this as an Agricultural District. Mr. Williams said he chose to do this as opposed to doing nothing with the property. This way he can make some money off the property.

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

**ADJOURNMENT**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **adjourn the November 17, 2015 meeting**. Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:25 p.m.**