



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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PLANNING COMMISSION

AGENDA

Wednesday, April 19, 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. **Speedway LLC / NR4C Ventures LTD / Bennetts Corners NR LLC** are seeking final site plan approval for an automobile fueling station with convenience store located at **19980 West 130th Street** on the northeast corner of W. 130th Street and Boston Road also known as PPN: 484-18-003 and currently zoned as Local Business district.

The Applicant previously received PC approval on October 27, 2016. They are returning to PC seeking approval to increase the size of the convenience store building by 700 sq. ft.
5. **Adjournment**

REGULAR MEETING

1. **Call to Order**
2. **Reorganization:**
 - A. Election of Chairman.
 - B. Election of Vice Chairman.
3. **Approval of Minutes**
4. **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. **Michael R. Cloud of North Coast Design Build on behalf of Cloud-Sprenger Properties, LLC and property owner Constantine and Trisha Glaros** is seeking conditional use approval and site plan approval for a proposed five bedroom Family Home (Group Home) for the Mentor Network to be located at 10109 Delsy Drive also known as PPN: 481-15-009 in a R1-A zoning District. Tabled: 2/22/17.
- D. **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.
- E. **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
- F. **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

5. **New Business**

- A. **Speedway LLC / NR4C Ventures LTD / Bennetts Corners NR LLC** are seeking final site plan approval for an automobile fueling station with convenience store located at **19980 West 130th Street** on the northeast corner of W. 130th Street and Boston Road also known as PPN: 484-18-003 and currently zoned as Local Business district.

The Applicant previously received PC approval on October 27, 2016. They are returning to PC seeking approval to increase the size of the convenience store building by 700 sq. ft.

4. **Miscellaneous**

5. **Adjournment**