

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
SEPTEMBER 15, 2015**

The Building & Building Codes Committee meeting was held on September 15, 2015, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:30 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; Building Commissioner Dan Kulchysky, Community Development Director Thomas Jordan; Other: Lou Krzepina.

**APPROVAL OF MINUTES**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the June 16, 2015 minutes as received.**  
Yeas: 3. Nays: 0. **Motion carried.**

**UNFINISHED BUSINESS**

**1. City Hall update/project**

Mr. Jordan reported that they will have the close out numbers ready for the next meeting. He said there may be a small change order. The one year walk through will take place next week to check out any of the remaining warranty items. He said that all of the install items have now been taken care of. He said he believes the issues with the audio equipment have been addressed as well. We received a credit for that. Mr. Kasaris asked how much of a credit we received for a system that does not work half of the time. Mr. Jordan said that the initial install amount was about \$12,000-\$15,000 for a portion of the audio system related to the recording devices. The idea originally was for voice to text transcription. We found that this technology does not yet exist. As a result, that portion was credited back to the city. Mr. Kasaris asked if the city was going to wait on the sidewalk in front of City Hall until after the sidewalk study. Mr. Jordan said that it was still their desire to get the sidewalk installed on the city premises but this was not part of the contract with Krill; this was to be done in house. Mr. Jordan said he does not know if it will be installed this year. It will depend on the Service Department's schedule.

**2. Daycare/Childcare Facility Zoning**

Mr. Nickell said that this legislation was referred to the Planning Commission and they have recommended approval. Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **move this item to the Council floor for approval.** Yeas: 3. Nays: 0. **Motion carried.**

**NEW BUSINESS**

**1. Amendments to 1276.03 and 1276.04**

Mr. Jordan said that over the years they have had requests about whether our current standards on gas stations would be permitted in different commercial districts of the city. Currently in the zoning code we have a Motor Services District. When this district was developed it was under a much different concept that was associated with repairs and garages and that was adjacent to selling gas. As we all know now, it's really about being a retail store that also sells gas. There is no land in the city zoned as Motor Services District so we would actually have to rezone land in North Royalton to create a Motor Service District. Mr. Jordan said another issue is that once you have a zoning district created like that it creates a specific use in the code meaning that it is not a closely related use in the other districts. We have to specifically allow it in other commercial districts because we have it already created in another part of the code. The purpose of Local Business and General Business zoning districts was to provide retail opportunities closer to people's homes. He said that this type of retail business is now done frequently at gas stations. He said what they have provided for in the proposed changes to Local Business and General Business Districts is to allow for the sale of gas and other retail accessories in those areas as a Conditional Use. The business would apply to the Planning Commission and show the buffering area to Residential Districts because Local and General Business Districts are in large part abutting Residential Districts. This is why we want to allow them as a Conditional Use, not as an outright permitted use. These changes will allow for gas

stations in Local and General Business districts as a Conditional Use. Mr. Kasaris asked for a map showing the zoning districts. Mr. Jordan said he would provide this by email. Discussion on zoning locations throughout the city as outlined on the city's zoning map was held. Mr. Jordan said that our zoning code is outdated in the way it conceives gas stations; they really are retail establishments now. Mr. Nickell agreed that gas stations have turned more into retail establishments and that repair shops are now in stand alone locations. Mr. Jordan said that changing this code will give us an opportunity to work with Giant Eagle on where they can locate a Get-Go gas station. This will provide for a number of sites that might be more acceptable for this particular opportunity. It does not have to be contiguous to their store. Giant Eagle realizes that the current station at Albion and W. 130<sup>th</sup> is not an ideal location. Mr. Langshaw asked if there were any other companies interested in constructing a new gas station or expanding a current facility. Mr. Jordan said that he has heard from Sheetz developers and has been approached about additional Speedways. He said that he fully anticipates that one of these will materialize if we provide them with this zoning opportunity. Mr. Nickell asked if we would collect more gas tax. Mr. Jordan said that he does not believe that the municipality receives any of the gas taxes.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **request that legislation be prepared for the next Council agenda.** Yeas: 3. Nays: 0. **Motion carried.**

#### **MISCELLANEOUS**

Mr. Petrusky asked for an update on the status of a past discussion that was held in this committee regarding the enforcement of the sign ordinance as it relates to the "feather" flags. Mr. Kulchytsky said that we decided at the previous meeting that we would cite the individuals that are in violation of the city ordinances. He said that they have had a very good level of compliance. As of the last discussion, we chose not to amend the current code and to focus on enforcement. Mr. Petrusky said that new signs have appeared at a business at the intersection of State and Wallings Roads. Mr. Kulchytsky said he is aware of this and will be sending the business a citation. He said some have popped up since the last round of citation letters, and these will be dealt with in the next round of mailings.

#### **ADJOURNMENT**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **adjourn the September 15, 2015 meeting.** Yeas: 3. Nays: 0. **Motion carried.**

Meeting adjourned at 6:45 p.m.