

**BUILDING & BUILDING CODES COMMITTEE MINUTES
JUNE 16, 2020**

The Building & Building Codes Committee meeting was held on June 16, 2020, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 10:18 p.m.

PRESENT: Committee Members: Chair Linda Barath, Vice Chair Jessica Fenos, Dan Langshaw; Council: Mr. Marnecheck Paul Marnecheck, Vincent Weimer, Jeremy Dietrich, Mike Vos; Administration: Mayor Larry Antoskiewicz, Law Director Thomas Kelly, Fire Chief Robert Chegan, Police Chief Ken Bilinovich, Finance Director Eric Dean; Economic Development Director Tom Jordan Other: Don Harris, Wayne Malz, Taras Malz, Michael McDonald

APPROVAL OF MINUTES

Moved by Mr. Langshaw, seconded by Ms. Fenos to **approve the minutes for the February 18, 2020 Building and Building Code Committee meeting.** Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Cemetery

Mr. Jordan states as the cemetery repairs have begun starting on Monday on the receiving vaults, actually two change orders have been proposed and are before Council this evening. It is actually one change order with two items in it. Those change orders have to do with two issues is that when we have a \$100,000.00 grant, we send out specifications it was bid and it came back at \$61,000.00. Actually about \$20,000.00 under budget, there are also some design fees that we have to cover. The structural engineer was there today, we did keep some of that money in reserve in the event that as they destruct the building, they will examine the remaining portions of the building to make sure that it was structurally sound. They did do that, and we will have the written results up a little later in the week. However, at the start of the project, meeting with Cemetery Sexton who manages the cemetery who is Jason Swim, he brought up an issue relative to a number of monuments that are close to the cemetery are nearly toppling over, he does not have the equipment to correct the tipping monuments. The crane that is on site that is removing the large blocks for the cemetery vault, we ask them to give us an estimate of what it would cost to fix the five of the worst the large monuments that are at the cemetery. The price is more expensive than frankly I anticipated, but it was reviewed by the architect. The issue is that they have licensed crane operator, a load operator who manages the load that is being moved, and the third guy to manage the pathway and traffic areas. So there are three guys that are budgeted for two days to take them down and two days to put them up. The cemetery sexton – why these monuments are toppling over was that they have a poor foundation, they are quite extensive, so the cemetery staff is going to repair the foundations and then the contractor will flick the monuments back on, utilizing that crane that is there. The other one is the doors which was a desire on the City's part to explore. There is a great outer door, it is a metal inner door and they are hung on pins that are in the masonry work that surround the door, we are trying to save the door and we have to repair that masonry work, some of the pins have fallen off the stone work after 200 years being hung there. That repair is also reported in that change order that is before Council. So the work has begun, Council will consider those change orders and at the end of the day the receiving vault will have been saved, it is just a matter of how attractive we can make it look and how much money of the remaining grant money that we can spend on those repairs. In the event that structural repairs do cost additional money, we will bring that before Council. However, we also have a cemetery reserve fund, we started in the last Administration which each burial a portion of the sale of the lot reserve fund mandated by state law for a number of years that reserve fund was not in existence. However, there is enough money to cover the current proposed change.

Mr. Marnecheck states would you say that the change order is kind of a misnomer in that you are adding work that was not originally because the originally budgeted work...

Mr. Jordan states it is outside of the scope of the original specified...

Mr. Marnecheck states but it is not work that we originally intended to do, and the bids came in higher than expected. The original bids came in lower than expected so we have room in the originally budget to do additional work because the equipment is on site.

Mr. Jordan states that is correct.

Mr. Langshaw states I guess to the Community Development Director you don't anticipate any other changes?

Mr. Jordan states today the structural engineer was there, there will be some additional work. What they did and what they accomplished is they disassembled a portion of the vault, so the remaining lower level of the stonework is being examined by a structural engineer and he will make a recommendation whether additional portions need to be deconstructed and any additional work to make it structurally sound so actually based on my observation, I was out there today and interacting with him, I believe he will, but I don't know to what extent of what that number is.

Mr. Marnecheck states we never want to give grant funds back.

Ms. Barath states one at a time please.

Ms. Fenos states anything beyond the grant money would go to the Cemetery Reserve Fund, it would not be a General Fund item.

Ms. Barath stated Mr. President did you have something else to say?

Mr. Marnecheck states no.

Ms. Barath states we are going to be voting on legislation 20-87.

Mr. Jordan states yes, I hope in the affirmative.

2. Store Front Renovation

Ms. Barath states I think we can table this unless someone disagrees to the economic situation, there really is nothing to discuss.

Mr. Langshaw states I would say remove it, it is my understand that the Mayor wants to hold off because it would cost more money, hold off. There is nothing to report.

3. Food Truck

Mr. Jordan states at this time I request that we table the item. **Remove from Agenda.**

NEW BUSINESS

1. Amending Ordinance 1270.04 Area Yard and Height Regulations Paragraph (g)

Ms. Barath states amending Ordinance 1270.04 Area Yard and Height Regulations Paragraph (g), I am assuming Dan will speak to that.

Mr. Jordan states I do want to explain a little bit to Council about the Board of Zoning Appeals and the variances required. The reason why we in general so you understand the concept is, as an example we use a side yard setback, if there is a side yard setback and they want to build within five feet within a residence we require them to get a variance in some instances and what happens when you apply for a variance before the Board of Appeal notices are sent out to the neighbors so they are aware that something unusual is going on and that notice procedure is followed. While some people may consider the Board of Zoning Appeals a nuisance there is a reason for it. If we were able to give out the permissions easily, one; people would not know about it and when construction began they would be upset so that is why we have those. At the Mayor and the Mr. Marnecheck's request, the Building Commissioner and I went over the recent agendas for the Board of Zoning Appeals and looked at the most frequent request on variances and if there is something that we can do to our code to reduce the number of variances. We identified four possible areas; one of them is area yard and regulations and we will be proposing some amendments to the code in order to deal with that and a couple other issues that we have identified in the code. When those are drafted, we will provide them to Council.

Mr. Langshaw states to the Committee the reason I brought that up is because I was a representative for the BZA and the Building Commissioner, I brought it up and I wanted to follow up on that, if it is a common thing that we can make it easy for residents and introduce legislation or even as a committee introduce legislation to do that to make it easier for residents. Thank you.

2. Amending Ordinance 05-172 Appendix I: Noxious Weeds

Mr. Jordan states as to the noxious weeds, we have not enforced that section of the code in many years.

Mr. Langshaw states yes, this issue came up from the President of the North Royalton Garden Club.

Ms. Barath states we moved to number two, right?

Mr. Langshaw states yes sorry. It came up from President of the North Royalton Garden Club and from our current list and she brought that golden red, iron weed and milkweed are really not noxious weeds. I learned that there is a state noxious weed list, maybe it is possible to refer people to follow the state noxious weed whatever section of the code.

Mr. Jordan states people's attitude about weeds have changed, the library no longer in all of their facilities they try to have more natural areas and some of what we considered weeds in the past now they consider natural growth. But anyways we have not cited anybody under this ordinance in many years.

Mr. Langshaw states I propose it is a very simple thing.

Mr. Jordan states we will formalize some form of legislation.

Mr. Langshaw states again some of this stuff is natural and some of this is native plants.

Mr. Marnecheck states I think we got it.

3. Change Order for the Cemetery Receiving Vault Repairs

Mr. Jordan states I think we covered number three.

Ms. Barath states did we cover number three as part of number one?

Mr. Langshaw states yes because of the change order.

Ms. Barath states okay, the only other thing left on here is approve the minutes from the February 8, 2020 meeting. Everybody got the minutes, you reviewed them?

ADJOURNMENT

Moved by Mr. Langshaw, seconded by Ms. Fenos **to adjourn the June 16, 2020 meeting.** Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 10:30 p.m.