



# 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

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## CITY OF NORTH ROYALTON PLANNING COMMISSION PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a **Public Hearing** on **Wednesday, September 7, 2016** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject submitted for approval by the Planning Commission:

As required by North Royalton Codified Ordinance 1220.06 and 1262.03(b) **Abraxus Royalton Supply** is seeking site plan approval to construct an accessory structure located at **11528 Royalton Road** also known as PPN: 483-11-007 in a General Industrial district. The applicant is seeking to construct a 35 ft. x 60 ft. accessory structure on a 60 ft. x 80 ft. concrete pad. The proposed structure will measure 27 ft. tall.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

PLANNING COMMISSION  
NORTH ROYALTON, OHIO

Diane Veverka  
Planning Commission Secretary  
City of North Royalton, Ohio

8-23-16



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As required by North Royalton Codified Ordinance 1220.06 and 1262.03(b), **Campbell Construction, Inc. on behalf of Best Equipment Company Inc.** is seeking approval for a revised building design and revised site plan for a proposed commercial building located at **PPN: 483-05-003/PPN: 483-06-023 on York Delta Drive** in a General Industrial District.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

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As required by North Royalton Codified Ordinance 1262.03(a) **Zillich Interiors Inc.**, is seeking Final Site Plan Approval for **Huntington Park Subdivision Phase 4**. The subdivision will consist of 14 single family residential lots on **PPN: 488-12-030** in a R1-A Zoning District. Phase 4 will be an extension of Angelina Drive.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

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As required by North Royalton Codified Ordinance 1220.06 and 1262.03 (b), **Thomas Toth and Brian and Sonya Pifer** are seeking site plan approval for a lot split of **PPN: 485-12-020**, a consolidation of **PPN:485-12-016 and PPN: 485-12-020** which are zoned rural residential, and a consolidation of **PPN: 485-12-020 and PPN: 485-12-019**, the latter parcel is zoned local business. Contingent upon approval by Council to rezone a portion of PPN: 485-12-020 from rural residential to local business.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

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As required by North Royalton Codified Ordinance 1262.03(a) **Woodcroft Glen Inc. and Royalton Place, LLC** is seeking site plan approval for **revisions to Woodcroft Trace / Woodcroft Glen Phase II** located on PPN:482-31-002 in a multi-family zoning district.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

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As required by North Royalton Codified Ordinance 1220.06 and 1262.03(b), **Pierre Zanin** is seeking site plan approval for a proposed 52 ft. x 82 ft. concrete parking lot to be installed over the present retention basin located at **13688 York Road**, PPN: 483-15-024 in a General Industrial District.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

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