



# City of North Royalton

## Planning Commission

### Agenda

### December 6, 2023

Ian Russell  
PC Secretary

North Royalton City Hall – 14600 State Road  
Caucus: 6:45 p.m. / Public Hearing & Meeting 7:00 p.m.

#### REGULAR ORDER OF BUSINESS

1. Call to Order
2. Opening Ceremony – Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
5. Adjournment

#### PUBLIC HEARING / OPEN MEETING / REGULAR MEETING

1. Call to Order
2. Old Business:
  - a. **PC23-15:** Russell Sposit, on behalf of CWP Enterprises, LLC, is requesting the withdrawal of his previous application for sketch plan approval for a 4-lot minor subdivision located off of Harley Hills Drive, also known as PPN: 482-27-001, in Residential (R1-B) District zoning.
  - b. **PC23-02ext:** Thomas Denk, of 12557 Abbey Road, LLC., is seeking a 180-day extension of the Preliminary Site Plan Approval granted on January 4, 2023 for a proposed 11,675 square foot flex industrial office building located at 12557 Abbey Road, also known as PPN: 483-03-007 in General Industrial (GI) District zoning.
  - c. **PC22-07ext:** Shawn Inks is seeking a 180-day extension of the Final Site Plan approval granted on July 13, 2022 for a proposed minor subdivision consisting of 5 lots with a shared private driveway located on PPN: 485-27-003 in Rural Residential (RRZ) District zoning. A 180-day extension was previously granted at the July 6, 2023 Planning Commission meeting.
3. New Business:
  - a. **PC23-17:** Russell Sposit, on behalf of CWP Enterprises, LLC., is seeking sketch plan approval for a proposed subdivision consisting of 10 buildable single-family lots located on 2 lots off of Harley Hills Drive, also known as PPN: 482-27-001 and PPN: 482-27-008, in Residential (R1-B) District zoning.
  - b. **PC23-18:** Ashley Rothstein, on behalf of 13393 York Road LLC., is seeking final site plan approval for the addition of a bathroom to the existing ice cream building, exterior modifications to the existing ice cream building and building signage, the construction of a pergola structure, the replacement and modification of exterior paving, and the area expansion of the existing miniature golf course at Mr. Divot's Sports Park located at 13393 York Road, also known as PPN: 482-27-005, in Research Office (RO) District zoning.

- c. **PC23-19:** Randy Parsons, of MPG Architects, on behalf of Dean Costello, of TMRD, LTD., is seeking preliminary site plan approval for a 24,928 square foot building addition and associated parking lot expansion for an industrial building located at 9601 York Alpha Drive, also known as PPN: 483-15-008, in General Industrial (GI) District zoning.
- d. **PC23-20:** Ted Polesiak, of CDMG, on behalf of Stevens Painton Corporation, is seeking preliminary site plan approval for a 25,000 square foot accessory storage warehouse building located at 14470 York Road, also known as PPN: 483-26-001, in General Industrial (GI) District zoning.

4. Miscellaneous

- a. Approval of 2024 Planning Commission Meeting schedule.

5. Adjournment