



# City of North Royalton Planning Commission

**Agenda  
June 5, 2024**

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. **PC22-07ext:** Shawn Inks is requesting 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 drive located on PPN: 485-27-003 in Rural Residential (RRZ) District zoning. A 180-day extension was previously granted at the July 6, 2023 meeting and the December 6, 2023 meeting.
  - b. **PC24-12:** Jamil Dayeh, of Tradico Builders, Inc., on behalf of Michael Debs M.D., of Maya Realty Ltd., is seeking final site plan and landscape buffering plan approval for a proposed 1,250 square foot building addition located at 14320 Ridge Road, also known as PPN: 487-02-031, in General Business (GB) District zoning. **Public Hearing held at the May 1, 2024 Planning Commission meeting.**
  - c. **PC24-15:** Russell Sposit, of CWP Enterprises, LLC, is seeking final site plan and preliminary plat approval for a proposed subdivision consisting of 8 buildable lots located on two parcels off of Harley Hills Drive, also known as PPN(s): 482-27-001 and 482-27-008, in Residential (R1-B) District zoning. **Public Hearing held at the December 6, 2023 Planning Commission meeting.**
  - d. **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. A 180-day extension was previously granted at the December 6, 2023 meeting.

3. New Business:

- a. **PC24-13:** Bob Bumbarger, of Larsen Architects, on behalf of NR4C Ventures, Ltd., is seeking preliminary site plan approval for a proposed 3,694 square foot drive-through restaurant located at the southeast corner of Bennett Road and W. 130th Street, also known as PPN: 484-18-082 in Local Business (LB) District zoning.
- b. **PC24-14:** Vince Horvath and Jay Banister, of Third Street Partners Willoughby, LLC, on behalf of Jacqueline Canter, of BlueLine Commercial Properties, LLC, are seeking preliminary site plan approval for a proposed 4,800 square foot car wash facility located at the northeast corner of State Road and Wallings Road, also known as PPN: 489-19-053 in General Business (GB) District zoning.
- c. **PC24-16:** Ordinance 24-84 – Council has referred to the Planning Commission an ordinance accepting the dedication of 15,240.4178 square feet of existing roadway on Wallings Road and Ridge Road from Wallings-Ridge, LLC, and declaring an emergency.
- d. **PC24-17:** Ordinance 24-86 – Council has referred to the Planning Commission an ordinance amending the official zoning map by changing the zoning classification of permanent parcel number 488-11-005 from its present Public Facilities (PF) zoning classification to Residential (R1-A) zoning classification as requested by property owner North Royalton Board of Education, and declaring an emergency.

4. Miscellaneous

5. Adjournment