

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JULY 12, 2016**

To Order: Chairman Rothgery called the meeting to order at 7:00 P.M. with the pledge to the flag.

Roll Call: Present were members Tim Anderson, Jennifer Swallow, Council Liaison Bruce Abens, Vice-Chairman Larry Pierce and Chairman Jim Rothgery. Also present was Chief Building Official Guy Fursdon, Law Director Andrew Crites, City Engineer Scott Wangler, Mayor David Gillock, Safety-Service Director Jeff Armbruster and Assistant Clerk of Council Tara L. Peet.

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the regular meeting minutes of June 14, 2016. He stated if there are no changes to those minutes, they will stand approved as presented and will be placed on file.

Correspondence: None.

Old Business: None.

NEW BUSINESS:

Chairman Rothgery provided an explanation of how the meeting will proceed.

APPLICATION:

APPLICANT: First Congregational United Church of Christ, 36363 Center Ridge
OWNER: Same
REQUEST: Approval to add parking to an existing church parking lot.
LOCATION: 36363 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-028-103-160

Assistant Clerk of Council Peet read the case caption along with the Administrative comments received from Chief Building Official Guy Fursdon, City Engineer Scott Wangler, Police Chief Mike Freeman, Fire Chief John Reese and Safety-Service Director Jeff Armbruster.

Chairman Rothgery asked if the representative would step up to the podium and state their name and address for the record and to also provide an overview of the project.

Robert Franks of 37372 Sugar Ridge Road explained that the church is losing thirty-nine feet in the front of the church which equates to six to nine parking spaces due to the Center Ridge Road widening project.

Chairman Rothgery asked where the new parking spaces are proposed to go on the map.

Mr. Franks stated in the grassy area.

Chairman Rothgery asked the Commission for any discussion or questions. No discussion was offered.

Chairman Rothgery asked the Administration for any discussion or questions.

Mayor Gillock stated he was in support of the additional spaces since the widening of Center Ridge Road is causing the church to lose spaces. He further added that the church was a long time member of the community and this is just replacing what they lost.

Chairman Rothgery asked for any comment from the audience. No discussion was offered.

Moved by Anderson and seconded by Pierce to approve the application.

Assistant Clerk of Council Peet took the roll and the motion carried, 5-0.

Chairman Rothgery moved on to the next case.

APPLICANT: Kevin See, Scannell Properties #227, LLC, 800 E. 9th Street, #175, Indianapolis, IN 46240
OWNER: Same
REQUEST: Final plat approval and dedication of Performance Lane.
LOCATION: 38889 Center Ridge Road in an I-2 District.
Permanent Parcel Nos. 07-00-046-108-061 and a portion of 07-00-046-108-017.

Assistant Clerk of Council Peet read the case caption along with the Administrative comments received from Chief Building Official Guy Fursdon, City Engineer Scott Wangler, Police Chief Mike Freeman, Fire Chief John Reese and Safety-Service Director Jeff Armbruster.

Chairman Rothgery asked if the representative would step up to the podium and state their name and address for the record and to also provide an overview of the project.

Chris Livingston representing Avison Young, 600 Superior Ave East, Cleveland, OH stated the proposed roadway is for the plant being built to the east of the roadway which is Riddell Sports. Mr. Livingston stated the engineers and construction folks were present to answer any detailed questions.

Chairman Rothgery asked the Commission for any discussion or questions. No discussion was offered.

Chairman Rothgery asked the Administration for any discussion or questions.

Law Director Crites stated the Chief Building Official was not one hundred percent correct in his administrative comments with regard to the variance. Law Director Crites noted the variance is

not required for the roadway to be approved. The parcel is already non-conforming, therefore, no variance is required and it has nothing to do with the dedication of the road. He further added he received assurances from the development group that the parcels facing Center Ridge Road will be consolidated.

Mayor Gillock noted that the Administration and the City support this roadway, but the property needs dedicated in order to build the roadway. Riddell will construct a 350 square foot facility bringing in four hundred plus jobs. Mayor Gillock added that the City received a \$478,000 grant from JobsOhio. Mayor Gillock stated the City received another grant in the amount of \$250,000 from the Ohio Department of Transportation for economic development. The balance will be paid by the developer through their TIF. No City money will be put towards this roadway. Mayor Gillock also noted that the groundbreaking ceremony is being held tomorrow and Riddell plans to be up and running by March 2017.

Chairman Rothgery asked for any comment from the audience. No discussion was offered.

Moved by Swallow and seconded by Anderson to approve the application.

Assistant Clerk of Council Peet took the roll and the motion carried, 5-0.

Chairman Rothgery moved on to the next case.

REFERRAL:

APPLICANT:	Don Mould, Mould Development, LLC, 9449 Island Road
OWNER:	Don Mould, Mould Development, LLC, 9449 Island Road and Walter Martens & Sons Funeral Home, 9811 Denison Avenue, Cleveland, OH 44102
REQUEST:	Approval of petition to rezone parcels from R-1 Residence zoning district to B-3 Highway Commercial zoning district under temporary legislation T 80-2016.
LOCATION:	Northwest corner parcel on Bagley and Lorain Road and the parcel immediately south of the northwest corner on Bagley and Lorain Road Permanent Parcel Nos. 07-00-011-103-084 and 07-00-011-103-085.

Assistant Clerk of Council Peet read the case caption along with the Administrative comments received from Chief Building Official Guy Fursdon, City Engineer Scott Wangler, Police Chief Mike Freeman, Fire Chief John Reese and Safety-Service Director Jeff Armbruster.

Chairman Rothgery asked if the representative would step up to the podium and state their name and address for the record and to also provide an overview of the project.

Don Mould of 9449 Island Road stated he has owned the parcel since 2008. At that time, the economy took a downward turn and he couldn't do much with the parcel. Mr. Mould stated

someone was interested about a year ago in putting an assisted living facility in that corner but nothing ended up transpiring. He further added it was his belief that no one was going to build a house at that intersection. There used to be a greenhouse in operation years ago at the corner.

Chairman Rothgery asked Mr. Mould where the pond was located on the parcel.

Mr. Mould pointed out the pond on the map to the Commission. Mr. Mould stated he felt the rezone would be a plus for the City to bring in a business since there is nothing really in the area.

Chairman Rothgery stated it was probably too early for Mr. Mould to give an explanation of how he proposed to buffer the neighbors on Lorain Road.

Mr. Mould stated there is only one neighbor and he has a buffer already in place, but further added he would probably do a landscape buffer. Mr. Mould noted there is a twenty foot easement as well. Mr. Mould stated he spoke to the landowner and they weren't opposed to the development of Mr. Mould's parcel.

Chairman Rothgery asked the Commission for any discussion or questions.

Mrs. Swallow asked if the properties facing Lorain Road were all zoned R-1 and if the properties opposite the parcel are zoned commercial.

Law Director Crites stated the properties facing Lorain are residential and the parcel opposite Mr. Mould's parcel is zoned Special Development District.

Chairman Rothgery asked why Mr. Mould isn't trying to rezone to B-2.

Mr. Mould stated he was unsure of the venue that will be built, so he is trying to have mobility.

Chairman Rothgery asked the Administration for any discussion or questions.

Mayor Gillock stated the City supports the rezone petition. He added the parcel across the street is zoned Special Development District and was slated to have an assisted living facility come in, but it didn't work out. He noted Mr. Mould's parcel has a large pond located on it and limits what can be done. Mayor Gillock also stated the corner parcel has a very large pressure valve located on it which restricts the ability to build a house. Mayor Gillock felt the parcels were not conducive to R-1 zoning. He stated he would like to see a neighborhood or some other type of business use.

Chairman Rothgery asked for any comment from the audience. No discussion was offered.

Moved by Anderson and seconded by Pierce to recommend City Council approve the rezone petition Ordinance - T 80-2016.

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Assistant Clerk of Council Peet took the roll and the motion carried, 5-0.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:27 p.m.


Chairman


Assistant Clerk of Council Tara L. Peet


Date Approved