

**NORTH RIDGEVILLE MUNICIPAL COUNCIL
MINUTES OF
SPECIAL MEETING JUNE 29, 2009**

CALL TO ORDER:

President Bernadine Butkowski: I call to order the North Ridgeville City Council Special Meeting of Monday, June 29, 2009 at 7:30 P.M. Clerk, please call the roll.

ROLL CALL:

Present were Council Members Dennis Boose, Bob Olesen, Kevin Corcoran, Ray McLaughlin and President Bernadine Butkowski.
Absent were Council Members Nancy Buescher and Richard Jaenke.
Also, present were Mayor David Gillock, Safety-Service Director Denny Johnson, Assistant Law Director Toni Morgan and Clerk of Council Warren Blakely.
Absent were Safety-Service Director Denny Johnson, Engineer Larry Griffith and Auditor Chris Costin.

READING OF NOTICE:

Clerk of Council Blakely:

June 12, 2009

Council President Bernadine Butkowski and Members

City of North Ridgeville

7307 Avon Belden Road

North Ridgeville, Ohio 44039

RE: Special Council Meeting

Dear President and Members of Council:

Notice is hereby given, in accordance with Section 3.9©) of the Charter of the City of North Ridgeville, that a Special Council meeting will be held on Monday, June 29, 2009 at 7:30 P.M. This meeting will be held in Council Chambers, North Ridgeville City Hall, 7307 Avon Belden Road, North Ridgeville, Ohio 44039.

The purpose of this meeting is to adjourn into an informal Committee of the Whole to discuss the proposed Master Plan and to make recommendations to Council.

Sincerely Yours, G. David Gillock, Mayor .

SPECIAL COUNCIL:

President Butkowski: Thank you. I need a motion now to move to adjourn to a Committee Meeting of the Whole to discuss and consider the proposed Master Plan, which is T 56.

moved by Olesen, seconded by Corcoran to adjourn the Special Meeting to move into a Committee Meeting of the Whole

President Butkowski: Do we have any discussion? Clerk, please call the roll.

Yes, 5 No, 0

Clerk of Council Blakely: Motion passes by a vote of five to zero.

Council recessed into a Committee of the Whole meeting at 7:33 P.M.

COMMITTEE OF THE WHOLE:

President Butkowski: Now, you can go to your Master Plan that was passed out to you when we received T 56. This is a public review draft. The beginning of this, is just an overview of the City, that includes some of the regional content and things like that, which we can come back to at the end of the meeting; if anyone has any questions about it. Mainly, I wanted to go to the back, where the plan is more laid out. Page 28 is the Administration. I was going to ask each Chairman of the various Committees to start out the conversation, but Mr. Jaenke isn't here tonight. So, is there anything in the Administration area that anyone would like to discuss?

Council Member Boose: Madam President, I had a couple of things. First, I would like to thank the Members of the Master Plan Committee. The Chairman and Co-Chairman are here, as well as Mr. Friedrich and other members. A lot of work went into this. A lot of hours; a lot of meetings; a lot of extra meetings; a lot of special meetings and it was a big task to undertake. The finished product is quite impressive and I want to thank all of you for that. In regards to the Administrative section, I had a couple of questions and perhaps, Madam Chairman, if we could and again it is your prerogative; to have the members of the Committee answer since they are the ones that dealt with this for so long; rather than us trying to guess what they thought. Since they are here, it would be nice for us to hear them.

President Butkowski: What I would ask is, if we have anyone other than the Council people speaking, to kind of keep their comments to about three minutes, because we have a lot to cover here tonight.

Council Member Corcoran: Madam President, actually, that is my question. Are we going through this page by page?

President Butkowski: Section by section, we have to. That is why I think limiting it to three minutes, unless there are more questions, then we can probably cover answering all of the questions. I'm not going to do the front part of it.

Council Member McLaughlin: May I comment on that for just a second. Given the fact that this entity had, from what I counted, 32 meetings and countless hours upon hours of this, I feel that it is an injustice to break this down to three minute comments just to try and rush this through. That is just my opinion.

President Butkowski: I understand. If they haven't answered the question in three minutes, we can go back and ask them. If they can't answer it, that is fine. I just don't want to drag it along.

If you are going to answer a question, just give us the meat of it and answer it. If you have to take longer, that is fine, but if possible, please try to keep it minimal, so we can get all our questions answered.

Council Member Corcoran: Is it your intention that we vote on this tonight?

President Butkowski: No. We don't have to vote on this for six months if we can't come up something that we like.

Council Member Corcoran: I kind of wanted to know the ground work before we got started.

President Butkowski: It is up to us.

Council Member Boose: My first question and I have two regarding the Administrative section. First, the Town Center, it says that they recommend to establish specific land use and zoning recommendations. I would ask if they could tell us if they had anything specific in mind. For example, part of the Town Center outline encompasses some of the area that is historical in nature. Others encompass the City Hall Complex and others encompass the South Central Park. So, it would be nice to understand, if they had any specific recommendations for the land use and zoning recommendations that we would be able to look forward to.

Council Member Corcoran: While you're answering that question, are you proposing this to be an overlay zoning or would it be changing the zoning for this particular section?

Marilyn Sgro: I am Chairman of that subcommittee. I am going to let the other members of the committee speak to the zoning. If that is your primary question, than maybe you don't want to hear anything from me. The idea is mixed use, such as, small commercial and possibly housing above the commercial areas; especially in the area from the intersection of Route 83 and Center Ridge to City Hall.

Council Member Boose: Any specific type of architecture or any specific type of zoning that would be not incorporated there that already is or how stringent do you see the zoning requirements to be in that particular section because it is the Town Center?

Marilyn Sgro: I don't think too stringent because there is a lot of private property there. We don't exactly know the terminology for the style that we have such as the library, if that is going to be Georgian or Williamsburg or what it is. It would be something similar to that.

Andy Young, 35290 Elder Street, Mr. Mayor, Madam President, Mr. Boose. When we originally assigned the task, we actually started getting bogged down in some of the details and we were instructed specifically, not to get bogged down in the details. So, generally speaking, these are broad swaths along with a wish list as a result of lengthy discussions during subcommittee meetings, committee meeting and otherwise. I think the zoning is going to be much more specific than mixed use. It may be an overlay. At the end of the day, the goal was to present Council with a finished product of our wish list with money as being no object type of an idea; clearly, because of the amount of streets we want to widen and everything else. At the end of the day, if you think about it, there isn't a whole lot of visionary documents other than the Master Plan. So this is an updated Master Plan along with visionary focus that changes from a residential focus, which seemed to be the focus of the old Master Plan, to a more commercial focus. The mixed use seems to be a theme throughout, both with the commercial development

and the special development districts being the idea behind it. So, with the Town Center in mind, we wanted to define an area that seemed to be central, as opposed to, outer lining and tried to encompass that area. The historical architecture that you're talking about; everyone agreed that, you can't really build something historical, because it is new when you build it. The thought process was, of course, and you'll read throughout; especially with the land use and otherwise, that there is wide open discretion. We are hoping that Council allows discretion for Planning Commission and gives Planning Commission more leeway in the say of the architecture than it currently has. There are mechanisms for architectural review, so that we have sort of a quality look, as opposed to, a hodgepodge look; so that we look like a town that is put together, as opposed to a town that has just sort of developed and evolved without much input from the City Officials. The hope is that City Officials will have a lot more input. The hope is that Council will accept the plan as is with the mind set that it is not set in stone. We understand that this is a resolution and then hopefully, each of the subcommittees will break apart after it has been accepted and work on it thereafter.

Council Member Boose: Understanding that you wouldn't have all of the specifics of all of the zoning laid in place, I think is a good thing and I think the direction that you took suits the plan well. It is just that for my own mind, I would like to know what your druthers would be and what your preference would be, so that when it comes time for the next plan of action, that we do act upon it and that we have your thoughts in mind when we go forward, because you did spend so much time on it.

Andy Young: The idea was that we already have some great assets here with South Central being a very great asset, the library being a great asset, the administration complex being a relatively great asset and everyone knows that it could probably be updated a little bit. We wanted it to encompass our town hall, plus our main intersections and possibly bring in some mixed use like the Crocker Park type style or leave that option on the table, because, right now, if you look at our zoning code, it is mostly from 1966 and it pigeon-holes you in light industrial zoning or this type zoning or that type zoning. It is pretty complicated and confusing. If it is simplified with a mixed use type of an idea, that will hopefully develop a great town center using what we have in mind. Also, understand, that the School had some empty lots that they are going to eventually build on and we could just really capitalize on that. Then, there is an extension of Jaycox that is part of that overall mix. There is discussion about the Middle School and there are a lot of things really up in the air, mostly wish lists, speculative and down-the-road ideas, but at the same time, hopefully, we want to massage, guide and sort of gather all the pieces of the puzzle to put them in a nice shape, so that Council members could put it into the picture at the end of the day.

Council Member Olesen: I would just like to say that there has been conversation in the past about centering town square in the Bainbridge, Route 83 area. You've done that and I love that. I think that is what we should do. This is one of the most attractive areas in our City, to be honest. I think what you've done here is you have reinforced something that we have talked

about and now, we have a Master Plan Committee to fall back and say that they said the same thing. A civic group that includes the citizens of the City have said the same thing that we have talked about in the past.

Andy Young: Thank you and even more than that, it was not just the Master Plan Committee. There was a ton of public input on that. Marilyn held the subcommittee meetings, which included public participation. There was public participation after we started having the meetings. We had a rocky start in the beginning, but we ended up getting a ton of public input and everybody was in agreement, that we have some really cool things here and when we all get together for the corn festival or the fourth of July, there is some really neat comradery. The Dog Fest was an example. This City has something that most cities don't have. Grant it, we don't have a down town focus area, but we have something better. We have this huge swelling complex, where we can have earth day festivals, dog festivals and other things that are just really pretty unique and cool to this community.

Council Member McLaughlin: I have a quick question. I am in no way being negative here when I say this, but the question I have to ask has to be tossed out there. The past Master Plans that we've had; at times, things were taken and used for it and at times they weren't. What is your group's vision as to how this gets enacted and stays? What was your wish as to what would happen with this?

Andy Young: That is a great point. In the old Master Plan, there was a lot of successes that were built upon and actually were successful and then there were some unfinished projects and some things that were scraped by our group, but at the end of the day, you are absolutely right. It is very difficult to push anything visionary through as the way that the old Master Plan was structured. So what we did was we structured the Master Plan to mimic each of the Council Committees and then, that way, there is almost a play book. We are hoping that Council Committees will have regular meetings that are held, maybe, quarterly. Nothing on a monthly basis and nothing too strenuous and even if there is nothing on the agenda, then you can rip out the play book section that applies to your committee and start ticking off things. To give a primary example, sidewalks has always been an issue in Ridgeville. Everybody has campaigned on it for years. Every once in a while, a committee would meet to specifically discuss it, but, if I were a citizen and asked when the next Streets, Sidewalks and Bridges Committee meeting was being held, there really isn't one set and unless there is an issue dealing with a specific sidewalk, bridge or street, the Committee then convenes at that point and they deal with that issue and it is over. The hope is that with this Master Plan's structure that mimics the Committee structure of this Council, it will help keep this alive, breathing and into the future. Does that make sense?

Council Member McLaughlin: Yes. Thanks.

President Butkowski: When you had your meeting, you asked for things that should be changed in here. Did you do any changes that are in this particular book to bring the Master Plan up to current?

Andy Young: Yes, we did. That is a great point. You guys have a draft and you raised some great points at the public meeting that we incorporated in and in fact, some of the things that got

in there weren't suppose to get in there, originally. For example, the possible exploration of selling French Creek or possibly exploring the different communities that come together for French Creek or possibly subbing it out. We don't want any of that. We changed all that. We want French Creek to be basically, solely, under North Ridgeville control, as long as we can control it, because we have recognized that it is a huge asset. I don't know if you have the final, final draft.

President Butkowski: No, we don't.

Andy Young: There weren't a ton of changes. I think that it is probably a good copy to still work from regardless. In fact, there was a change with the one acre issue. It wasn't one house per acre. It was more revamped to a subdivision, where there would be one house per acre in a subdivision, but you can have a 100 acre subdivision and the front 50 acres, you can have houses on half acres, if you so choose and the other 50 acres have to be preserved for that subdivision as a parklands or what have you. So, there were some things that were incorporated, because there was a lot of support for the one acre issue, but there was some issues that arose, thereafter and instead of focusing on that blanket city wide, we ended up doing it on a subdivision basis.

Council Member Boose: Madam President, if we don't have a final draft in front of us, it is hard for us to kind of review. I would recommend that we get a copy, as soon as possible, so that we can see what you guys looked at, because some of the things that you just raised, which will be later on in the discussion, I have questions on.

Andy Young: Yes, there will probably things that are going to be redundant for questions that you guys have that have already been fixed based on Council member's comments.

President Butkowski: That is why, I just asked that question, because no one has presented us with anything where we knew that there were changes.

Andy Young: I don't know, I think that is probably a question for the Mayor I suppose.

Mayor Gillock: It is on the website. I would have assumed that they would have printed it off. I guess not. We can have Paula print copies off for the Council members.

President Butkowski: I think we weren't even aware of that.

Andy Young: I didn't mean for this to be Andy Young hour either.

Council Member McLaughlin: We assumed it anyways.

Andy Young: Kevin agrees with that.

Council Member Corcoran: Your three minutes are up.

Council Member Olesen: I'm not going to be a cheerleader, but I do like your ideas for the gateways too.

Andy Young: I some how or another became the spokesperson and hopefully with the Committee's acquiescence. Marilyn can talk about the gateways.

Council Member McLaughlin: That was one of the questions I had regarding the gateway and maybe the Mayor can answer it. We have the Welcome to North Ridgeville signs. Are they not owned by the City?

Council Member Boose: Yes, the land that they are on.

Mayor Gillock: Most of them are in the right of way.

Council Member Olesen: Those give a strong impression when you are coming into the City.

Marilyn Sgro: I just wanted to say and I think that it is in there, that even though the Town Center may not be architecturally the same, the goal is to make it have the appearance, either with fencing, shrubbery, sidewalks, benches and things like that, but I do think that it is written in the Plan.

President Butkowski: I had another question on page 37 under recommendations. The last one talks about supporting alternative energies. That is all under the Administration section. The last one states to encourage and support continued education of workforce. We don't have anything to do with that as a City.

Andy Young: What was the topic?

President Butkowski: Encourage and support continued education of the workforce. That is under the Administration section.

Council Member Boose: Energy and Renewables.

President Butkowski: It could be stated to encourage and support continued education of our City workforce.

Rick Winrod: The reference there is not specific to the City workforce. It should not be. It is to encourage education of the workforce to become better acquainted to alternative energies and emerging technologies.

Council Member Boose: For example, there could be, at some point in time, a grant or some sort of subsidy that the city could attract to help train the workforce in energy and renewables. That would be an encouragement of continued education in that field. It may not be available today, but as fast as that area is growing, that is not out of the possibility.

Council Member Olesen: Madam President, just one last item. When we talked about the zoning for the Town Center. I think that is our responsibility. We have to tweak that and decide what we want there. They have told us what they would like to see there, but it is our responsibility to see that it gets done. I think that we are running into a number of those type of things tonight, where they are making a recommendation on something and we need to review it to see how we can work it out and do it.

President Butkowski: That is all this is, is a plan and then we can go. You have a plan and then you can see how you can work the plan. We don't have to make any of those decisions tonight.

Council Member Olesen: I just didn't think they could answer zoning questions right now.

Council Member Boose: No, but to add to Mr. McLaughlin's point in that, they spent hours, days, weeks and months on this and I would certainly, at least, want to hear their thought on this so that, when we do get to that road, we understand their thought process and what they were looking for.

Rick Winrod: Madam President, in regard to the specific phrase that you are referring to, there are several references throughout the Master Plan in working with LCCC and trying to use that college as an asset. That particular phrase most likely is associated with working with the college.

Mayor Gillock: Madam President, I just noticed this. When this refers to Administration, we ran into this with our Council Committees before, that it should probably say administrative. It doesn't mean that it is for the Administration to handle. These five subcommittees were to match or line up with the Council subcommittees so hopefully, it would give it an easy path to the Committee to address the recommendations. We will get that changed to administrative, because all the recommendations in here are their recommendations for Council and Administration to try to follow and adopt where they can. We'll get that changed and that should say administrative. It is a small thing, but we run into it all the time with our Committees too, so we will get that fixed.

Council Member Boose: Madam President, on page 31, it references the design review process in the zoning ordinance and indicates that the Planning Commission can oversee the design review process when making recommendations on proposed private developments and other efforts. My question is, did you have an idea as to how that would work with Planning Commission doing it and in working, wouldn't it be the Building Department or Engineering Department that would monitor that? Planning Commission meets once a month up here.

Mayor Gillock: Where are you at again, Dennis?

Council Member Boose: It says Planning Commission can oversee the design review process when making recommendations. I don't know how they can actually oversee it.

Mayor Gillock: Which page?

Council Member Boose: Page 31. The last sentence. I'm not quite sure how Planning Commission could oversee it. I think that is something that a department would have to do. I just don't understand your vision there.

Russ Friedrich: Madam Chairman, the way that this was overlaid and designed was in a very general area. This was designed so that you, the Council and the Building Department will be doing a lot of work. I don't mean you, because you guys may not be on Council and who knows how long this process will take. Even if you started this, it would probably take a year or two of just changing rules, legislation and zoning ordinances in order to put this in place. The idea is that you, the Council and the Building Department are going to have a lot of work in the future to change all the rules and regulations and zoning that will be put into place with this. I'll go back into the Town Center area. One of the questions earlier was what kind of design are we looking at in that area? We are looking at kind of going in the direction the City has had in mind with this and although, you can't tag it, because there is no such Williamsburg, Georgian architecture type of thing. That really doesn't exist, but it is out there. Our thought was staying with that type of architecture. That is the idea for the entire City that comes out through this Master Plan, but also with the flexibility and this is the part that will go back to Planning Commission and Council in that, with the flexibility, you are liable to have businesses that come in that really don't have that type of particular design that they use, but the design that they have is nice. We realized that you could have a business that wants to come to this community with their own design of a building next to the Akins Autobody Shop. You sure don't want to tell this business that their design doesn't meet what the City has in mind in terms of Williamsburg and Georgian

style. What we wanted to do was leave enough flexibility when drawing up the legislation and codes in the future, that between Council and Planning, they will have the flexibility to vote on the decision that yes, this will fit in and will fit in well. They don't just want the Town Center where you are going to have businesses and shops only. You have to have areas almost like a Crocker Park affect, where there will be some residential around there. The plans that are in the future are really dumped in your laps and the laps of the Building Department to draw up new zoning rules, designs and plans.

Council Member Boose: Again, that would tell me that Council and or Building or both would oversee it more than the Planning Commission would.

Russ Friedrich: As you get to each section and those go to your particular Committees then, you will dissect those sections to see what will be needed in each one.

President Butkowski: Dennis, the Planning Commission in many cities is very strong. It can be very strong to control when something is brought in to be sure that it conforms and goes along with what we want and what we want in the City. If you have a Planning Commission that does strictly review these things and doesn't approve until they do conform, then you could do that. Hudson does that all the time.

Council Member McLaughlin: I would agree with what you are saying, but some of the things that can happen and has happened in the past, that if there is a certain area that is designated in this Master Plan for something specific such as technology or Town Center and that piece of land is zoned B, whatever, for that property, the Planning Commission and somewhat Council, will not say no because of this Master Plan. That was kind of along the questions that I was trying to actually find out is how lenient are we looking to be here without changing the zoning and saying that is the way it is going to be, then the next group comes after fifteen years down the road, whoever comes in and waives the jobs at everybody, can be allowed to be put there as long as that zoning is there.

President Butkowski: Yes, if we want to do this, then we have to change the zoning in order to do it. It is a tricky thing to do.

Mayor Gillock: Madam President, what they are saying here and you just hit on it. It says that a visual plan is needed for the City to incorporate design review standards into the zoning ordinance. Only Council can do that. So, Council would set up the design review requirements. Planning would oversee that through the planning process, just like they do now with the heritage preservation district. Just being a little bit crazy about it, if you said every building had to be yellow and it came to Planning and they wanted to do a white building, Planning would say no. That also goes to Council and Council also then votes on that too. That is the way this is envisioned that Council would set up, somehow, the design review standards and whether you have a design review committee or however you choose to do it, then Planning would enforce those regulations through their approval process, which you oversee.

Andy Young: Very briefly. One thing that became apparent was our zoning code, right now needs a complete overhaul; particularly, the commercial and business end of it. Part of that overhaul was to hire an outside group to review how we could make our land be used more

efficient and part of that overhaul included giving Planning Commission a little bit more teeth, because there are cities that have their Planning Commissions that are set up so that if something like the hypothetical that Mayor Dave gave, so that Planning Commission could sort of massage things. So, if it is something that the City desires then it can go into play. The goal is that we need to do better job at educating our Planning Commission a little bit more, because people sort of come in, in the middle of the mix and don't really understand what is going on when they first come in. The other thing is not only educate them, but to have a mechanism in place, so that Planning Commission could help the City evolve a little bit more effectively, so that their hands aren't necessarily tied. Then the third item is to offer enforcement, because there is some things that come through Planning Commission and then the builder does whatever they want to do after the fact and at that time it is too late. I was on Planning Commission in 2002 and I swear to God, that Latina said that he would tie that sidewalk in from the Schoolhouse Lane all the way down to I believe Deborah. I swear if you go back and look at those minutes and I have mentioned that every once in a while and that is something that just never got enforced. So, part of our overhaul of looking at how we make our land use more efficient, is allowing Planning Commission more mechanisms and Council more mechanisms to allow our city to evolve so that nothing gets pigeon holed or stuck in this 1966 zoning that we've got going on.

President Butkowski: Are there any other comments?

Council Member Boose: In the Administrative area, I only have one other question and that is the gateways. In my own personal opinion, I would include the Bagley Road from Olmsted Township and the Stoney Ridge and Mills from Avon as primary gateways versus secondary. Other than that I have none.

Mayor Gillock: Say those again Dennis.

Council Member Boose: I would include Bagley Road from Olmsted Township, number two and number eight in the major routes, primary gateways.

President Butkowski: Do we have any other comments or questions in Administration? No, we'll move on to Building and Lands. Since Nancy is not here, we will go ahead. I think this is where the one acre lots thing is. Isn't that where the one acre lot is? Maybe, we want to put this to the end and see if we get through this tonight. It has been revised so, maybe we should look at that when we get the revised copy of it. Let's move on and do another one and put this to the end and if we don't finish all this tonight, we could review the revised Master Plan before we discuss it.

Council Member Olesen: Madam President, I have one.

President Butkowski: I was going to skip Building and Lands because there is no sense in getting into it, because we don't have the final draft.

Council Member Boose: I thought there were other sections in the Master Plan that were changed as well.

Council Member Corcoran: There are.

Council Member Boose: We might as well talk about them, because the whole book is changed.

Council Member Corcoran: The question would be why talk about them if they have changed.

Council Member Boose: The problem is, is that we don't know what has changed.

Andy Young: We can educate you on them. There is really not a lot that has changed.

President Butkowski: Okay, we'll do Building and Lands.

Council Member Olesen: I looked at the zoning map and the change to commercial zoning. The one that I really don't understand is east on Center Ridge from the Westlake line. If I was having a relative coming into my City to visit me, I would send them down Route 20. That is the most scenic drive in City, I think. There might be some argument with Case Road. There are a lot of residents there that have lived there for 40 years or more and I have had a call from one of them already asking if this means we are going to change their house and zoning to commercial. That is one area I just don't feel should be commercial. That, in itself, is a beautiful gateway to our City and I really feel strongly that, that shouldn't be changed. The other point on Center Ridge Road is that I think we have to remember on the south side of Center Ridge from the line is a lot of metro park land and there is a lot of drainage problems down there and you can't do anything to park land. You have to live with those drainage problems. You can try to control them as best as you can, but it is a problem, because the water just runs out of that park land. I'm not so sure that there is enough room on that side for commercial development. I don't know what the depth of the lots are on those properties on the south side of Center Ridge from the line, but I don't think that there is enough for commercial.

President Butkowski: Where are you talking about, Bob?

Council Member Olesen: I am talking about south Center Ridge coming out of Westlake. There is metro park land behind all those houses and that could create a major problem for development back there.

Mayor Gillock: Do you mean Bradley Park?

Council Member Olesen: No, I'm talking about behind the residences on Center Ridge Road. It is all park land back there.

Council Member Boose: Yes, that is Bradley.

Council Member Olesen: It goes a lot farther than that.

President Butkowski: There is a little bit down by the Malone's and back up in there almost to North Olmsted. See those big lots on the plan? That might be the spots that is park land.

Mayor Gillock: I don't know of any park land down there in North Ridgeville. You're right, there is a little bit at Bradley.

President Butkowski: It comes up behind the Malone's residence there. I know that she has said that they have park land back there, but there's not very much of it in Ridgeville.

Council Member Olesen: I've been down to about four houses on the border because of the drainage problem. They said that area is park land and they can't do anything back there.

Andy Young: What you're talking about is the trap that we initially fell in. That started to get us bogged down into details. What we did was, essentially, with Route 83 and Route 20, because those are state routes and main drags, we wanted to simplify things because one of the complaints we've had over the years is that there is a hodge-podge of B1, B5, and B3 and so on and so forth, so we took the whole length of Center Ridge and 83 with the understanding that this

is a document that forecasts twenty five years into the distance. We, of course, know from a practical standpoint, that the engineering studies have only been done to widen Center Ridge Road between Lear Nagle all the way to Stoney Ridge. We understand that the zoning in that area is the first to be changed over. Those are considerations and input that are valuable considerations. You're exactly right; that is a gateway and maybe that is something we don't want to disturb, but at the same time; when we did this, we didn't give the specific details, because it was just to impossible to do that. It is sort of an evolutionary thing and that is the beauty of this document that hopefully it evolves. I think one of the key reasons why we are hoping a resolution will pass is to allow this to go on into the future to be sort of part of the books and then the Council Committees can hash out the details on some of these things. If the Council Committee that is on Streets, Sidewalks and Bridges or even Building and Lands want to talk about land use and hopefully they will work together, wherever it is widened then the zoning will become uniform in the areas that are widened. What you are talking about is very specifically oriented and we did get into that trap on a regular basis and the goal was then. to sort of step out of that and think of things from a more broader perspective.

Council Member Olesen: The good part about it, if this ever happened, it would bring sewers down Center Ridge in that end. Right now, passed Bradley there, there aren't any city sewers.

Andy Young: You are absolutely right, there is some serious flooding on both the north and south side. I remember from Planning Commission that Latina wanted to put in homes on nine acres off of Mills Road and then all the Center Ridge residents along that end, which includes Rick's landlord came in to speak against it, because of the flooding issues in that area. That is always going to be one of the concerns and if you look at Utilities, we always focused on the flooding and hopefully we can evolve and keep educating and educate in forced flooding related issues.

Council Member McLaughlin: Would you agree here that probably one of the most important things that Council can do is to get the zoning in place, so that these ideas or visions would happen? Yes or no.

Andy Young: Absolutely.

Council Member McLaughlin: Okay. With that, I have a question. If that were to happen and I know that you guys were discussing larger lots for new developments and I understand that LCCC is over off in the northwest corner of our City. That is also where, probably, our largest lots in the City are located, up and down Case Road, Burns Road; within the area that I grew up and according to your zoning map, if we were to enact some type of zoning, we would be changing it to a special business district. I was wondering what the thought process was behind that.

Andy Young: The thought process was that, we absolutely need to preserve land for commercial development. In 97, there was some land that was essentially soft targeted for commercial development and to give the best example, Cypress Station, which is over by Kevin's neighborhood across the street from there. That was soft targeted to be a commercial area behind the drive-in theater and what we wanted to do was set aside areas that Council would than change

over to commercial. We have lots of residential already and if you look at the 97 Master Plan, the focus was for our City to not miss the boat on the residential boom. Well, we did not only not miss the boat, we've actually superceded and exceeded a lot of the forecast from the 97 Master Plan. The 97 Master Plan forecasted that there will be 15,000 homes by 2015. Right now, we are at 11,000 homes with 4,000 on the books and it is only 2009. Those 4,000 on the books can't come off the books either. So, we are superceding and exceeding those and the old 97 Master Plan, also, only set aside five percent of our city's land for commercial. So, we want to, number one, preserve the land for commercial development. Number two, we wanted to, hopefully, have Council and the city have a say in diversifying our housing stock, because our housing stock is very much like kind housing and the old Master Plan actually wanted lower density housing than what we have and that is some area where we fell short of the old Master Plan. We want to go back to that to have some low density housing, more acres and so on and so forth, but I understand where you are talking about and you are absolutely right, we need to preserve that for commercial development and if we soft target, then it is not going to be preserved for commercial development, where if we actually do the deed of changing the zoning, which is going to be a very tough pill for many to swallow and we all know who was on Council, when I was on Council, when the Community Health Partners was talking about putting in something along Route 10 and the people along that stretch of the roadway were very, very unhappy about their land turning business behind them and you know, at the end of the day, what's best for the health, welfare and safety of the City, the hospital.....(end of side A, tape 1) (beginning of side B, tape 1)

Andy Young: We have already, a natural asset with LCCC right there and turning that area into sort of an industrial parkway to capitalize on and work with almost a copartnership with LCCC. We have the infrastructure in place at 83 and Route 10 where that interchange is and there is all that land north and then there is land east. So, there is a great way to pull off the highways there and we are looking at an area where already, we have some commercial development and that is off Lorain Road, but we are trying to uniform it to more of a special development district. If you look at the old zoning map, it is very confusing to someone who is an entrepreneur and not familiar with the City and who has a business interest in mind. It doesn't really say much other than we are a residential community. We aren't really much more than that and the goal is to hopefully change the face of that map, to show that we do have areas where we want businesses with varying interests. Sorry, that was longer than three minutes.

President Butkowski: Yes. Some of these questions have to be answered, so try to keep it to three minutes, but if it has to be, it has to be. Are there any other questions concerning the Building and Lands section.

Council Member Boose: Madam President, it says on page 42, land use zoning classifications should be written using more marketing appeal and I was wondering what was meant by marketing appeal. It talks about buffer strip ordinances need to be expanded and my question on both sides is on one turn you are talking about giving more authority to Planning Commission and giving more leeway as to what comes in and what may not come in, in certain areas, but you

are also saying that when something does come in, you want to be more restrictive with different and larger buffer zones. Though we want it to be written marketing wise, it is kind of contradictory. It is kind of the utopia of both worlds. I see what you are saying, but at the end of the day, Council and or Planning Commission and or Zoning Board has to come back and make a decision on something and when you are that open, developers are right there to say that it says I can do this and that is what I want to do and you can't tell me that I can't.

Andy Young: There are a couple issues there. To go with the most simplistic, right now, we have light industry, heavy industry and monikers like that. Change the moniker. Still keep the language, but instead of light industry call it technological district or something of that nature. So it has a little bit more of a light area appeal and something more of a marketing appeal. For example, if I built solar panels and that is probably heavy industry and is probably a bad example, but if there is an example where you are a light industry, you may not know you are a light industry and you might think of yourself more of like a technological type of industry. I think it just modernizes the language so that it has more of a marketing appeal. I think these things need to be tested of course, with people who have infinitely more knowledge than the citizens or the volunteers on this panel. I am sure Council will have more knowledge on that and may have resources, but to just beef up and change from the 1966 code so that it is a little bit more airy. What was the other point?

Council Member Boose: On one side you say we are business friendly, but on the other side you are going to make businesses coming to town be more restrictive. There are several instances like that.

Andy Young: With this whole Master Plan, there is a lot of give and take involved in it. With the buffer increase, if you are in B1 right now and you want to build something on Center Ridge Road, you are restricted to 500 foot depth and that is it. We wanted to expand that depth to 1,000 feet so there is a give and take on that is well. If you're going to be expanding potentially into residential areas, than let's increase the buffer not by 500 feet, so for the businesses in that section, it will be more business friendly from the standpoint, that now you have 900 feet but maybe you'll have a 100 foot buffer, as an example. That way, you can have a little bit more open laws for businesses, because I know that there are certain businesses that have wanted to come onto Center Ridge Road, but because they are bigger than the 500 foot depth that is required, then they can't necessarily do it without changing the zoning completely. Does that make sense?

Council Member Boose: Yes, but it is also there to protect the residents that are already there. There is a fight there that occurs and we've actually seen it recently.

Andy Young: The goal isn't to keep it 500 feet and increase the buffer. The goal is to increase the depth to 1,000 feet and increase the buffer. Does that make sense? Because if you leave it at 500 feet and increase the buffer, then that is not business friendly. The goal is to increase the depth to 1,000 feet and then increase the buffer a little bit, because you are going to encroach further on some residential land at that time.

Council Member Boose: Thank you, that explains it, but that is not how I read it.

Council Member Corcoran: I have a question. There is a suggestion in here that we eliminate Senior Citizen Residential Districts in R1. What are you talking about?

Andy Young: If you look at the R1 code, there is a specific section on Senior Citizen Residential districts. The Senior Citizen Residential district section was added in response to something that Mr. Scaletta wanted from the Building and Lands Committee. The Building and Lands Committee was approached probably about four or five years ago and it was specific to allow for smaller style housing and a little bit more dense style housing. The truth of the matter is, if you think about it, in most of our city, we have mostly first time home buyers and a lot of senior citizen housing already. We want to simplify the code and eliminate some of that. Trim that fat so to speak, so that we don't cram in a bunch of smaller homes. In fact, this is going back to the history, the original proposal was homes that were as small as 900 square feet. That has since changed and the Building and Lands Committee, at that time, which I served on the Building and Lands Committee, changed that, but we added the section to R1 and a lot of the R1 has had sections added to it, but we want to basically, simplify all of R1 to help diversify the housing stock and increase the current value of the homes that we have in our City right now. Right now, we have a lot of the same style homes and they are selling for cheaper and cheaper and our residential tax base is going down as well. We want to increase our tax base and we are trying to simplify the code overall.

Council Member Corcoran: But the Senior Citizen Residential Housing, isn't that specific to make the house more maintainable by the senior citizens? As you are getting older, wouldn't you want less space, so that you don't have that much to take care of? What you are saying is that you shouldn't have that.

Andy Young: If you look at the code right now, it doesn't say that it is actually 900 square feet. It is actually bigger homes than that. The goal isn't so much the size of the house, it is to decrease the density, so that you don't have so many smaller homes on one plot of land or one acre of land. We want to, hopefully, diversify our housing stock. We have a lot of that right now.

Mayor Gillock: Madam President, I was just going to clarify that. None of these ordinances, with some exceptions, really speak to the size of the house. They speak to density. In the senior housing, conditional use, it allows a density of four homes per acre. But, it also requires 50 acres to do it and before it is 50 percent done, you have to build a community center. So, there were some conditions to go with it. But the key is that the density is four for the senior housing and that is the conditional use they are looking to eliminate.

Andy Young: Again, that was something that the Maser Plan Committee was focusing on, which was to try to eliminate that high density housing.

Council Member Corcoran: Again, that is the point that you are trying to make in here, with the elimination of 1280 and 1282 and the senior residential housing. You are trying to eliminate all the high density zoning classifications out of the City.

Andy Young: When you say it is you, it is not me in specific. It is the Master Plan. It was something that was actually explored with a lot of public input and a lot of public concern. You

are exactly right, we want to eliminate a lot of the high density housing.

Council Member Olesen: Madam President, I just want to add that I had the same one highlighted that Mr. Corcoran spoke of.

Mayor Gillock: Madam President, I understand what Mr. Young is saying. What I felt from the Master Plan was that they were trying to eliminate, to a great extent, the cluster housing. Not so much the density, because we spoke at times about mixed use development and doing some things like that. The gist at what they are trying to do is that we have a lot of cluster housing. There is nothing wrong with cluster housing, as people are buying it, but we have a lot of it. They are trying to go to the extent, throughout their discussion, to larger lot sizes. In fact, when we were talking about the change that is in here regarding the one house per acre, the change that is in there, changes it to a density of one, which is a little bit different, because if you are doing a ten acre development, you would have to have ten houses all spread out. Well, doing a density of one, you could move those into half or quarter acre lots and leave half of the development open. That is the difference. They are still maintaining open space and trying to get into larger homes. The key is that they are trying to get away from the cluster type development, which where you have a small house and they are close together. When we did the PCDs, that was the way they were made to work. They were allowed the clusters, you shoved the houses closer together, which allowed room for the open space. We let them go to a density of 3.24. Average density in an R1 is 2.3. So they are trying to stick with the 2.3 with what we have and anything new in a subdivision with five acres or more to get to a density of an R1 and get away from the cluster subdivisions or the cluster housing.

President Butkowski: Do we have any other questions?

Council Member Boose: Madam President, it talks about rezoning the current business zoned land near railroads to residential to add a train station. Doesn't that take away some of what you are talking about in terms of eliminating some of the business zoning that we are trying to add? It is my understanding that not all, but a lot of the open land right now along railroads is zoned for business and industry. You talk about wanting more and now, you are taking some of it away. Just your thought process on that.

President Butkowski: Mr. Boose, when you are talking about something in here, please state the page numbers please.

Council Member Boose: Page 43.

Russ Friedrich: Mr. Boose, the area that you are talking about, there were some trade offs. There were some trading residential for business areas. Taking away some residential and adding some business areas. Also, the area that is over there is somewhat landlocked to develop business in that area and would be much better used for residential. That was part of the idea of changing the zoning on that area over there for that. Let's go back to Mr. Corcoran's question about the smaller housing. Part of our reason for doing that is that we have a lot of senior and starter housing in this town and I would venture to say that the next 4,000 houses that are on the books, that very few of them are of the size of the development that you guys built out there. The trend right now is that we have some houses that are going up that I think are somewhere around 1,400

square feet and may be less. That is what is happening in this town lately. The trend has been not to just develop as other towns have, we've got into this mass hysteria of these little homes that are coming in. When you look at Savannah and you go down Center Ridge Road and you look at the development across from Get Go, that is basically senior houses and you look at Muirwood that has been here for a while, you'll see that there are a lot of small houses. There are small houses down here off Bainbridge, through West Point, Presidential Estates and on and on. There are a lot of houses that could be used for senior citizens. There are a lot of developments that have been put in. Your development has clusters. My development has clusters and in lieu of the fact that we have had just a rage of small tiny houses being built, they are good houses, and they were built for a purpose; to attract new people and retirement people. The problem is though, they haven't stopped. This country, in 1973, the average house size was 1,660 feet. In 2007 it was 2,521 feet. Trust me, in the 2007 era, most of the houses that are being built aren't any where close to that variable. Your houses are close to that size area and if you are going the other way and going quickly, you are driving down the property values in the area. It was one thing when I looked at it living where Mr. Olesen lives at and said a few years ago, before this recession took place, our property value was starting to drop. What is going on here? Well, houses that were being built were at 160, 170, 150 and now they are down to 120 for houses. They have actually stopped building some of their condos or clusters over there, because the houses are cheaper than building a condo or a cluster. This is what we got into. They have hurt the value of homes where I live with this type of housing and we thought that there needs to be something to stop it and something else put in its place to help you guys stop that type of thing. That is a little bit of where that mentality came from and trust me, when we brought this up, we started at an acre and a half. It came down through a lot of input. Over time, the one thing that we thought was that we were going to be in for a battle. It turned out to be exactly the opposite.

Council Member McLaughlin: In my opinion, I think a lot of the problem that we have was within the two PADS and no limits on how many clusters could be in there as long as they stayed within their density. You guys were asking to eliminate 1280 and 1282, which still keeps you at your R1 density, but it has within the code, that you must have this amount of open space. You have a limit on your clusters that they can not be any more than 35 percent. That was one of the things that I had a problem with the PCD, but within our 1280 and 1282 it allows and defines open space. It puts a limit on your clusters and it doesn't make your neighborhood, your block type, street after street, row after row of houses. Mills Creek and Ridgefield are some examples of 1282 developments that I think have been done pretty well and I don't know if that is something that we would be looking for. Are we wanting to build more neighborhoods like the ones off of Jaycox that are all street by street or are we looking to have where 1280 and 1282 says that you have to have this amount of density and you have to have this amount of green space and you are only allowed to have this amount of clusters on there?

Russ Friedrich: I think with the new land use that is going to be in there, you are not going to have that type of thing or they are going to be on much larger lots or you are going to have a few

that are put in a space, so there will be an awfully large piece of green space. Again, you aren't going to have that row after row of housing that is going to go in.

Council Member Olesen: Just one comment. Builders didn't build these just for the heck of it. They built them because there was a demand for smaller houses. Couples today both work and they don't want the maintenance. They want a smaller house. That is all well and good, but where are we going to get people to buy bigger houses, if they can buy smaller houses some place else.

Russ Friedrich: Mr. Olesen, I am going to answer that like this. Thirteen to fifteen years ago, my wife's boss, who lived in our development, moved out. He moved over to Westlake across from Lakewood Country Club. Have you taken a look down Bradley with the houses that have been built starting with Center Ridge, running all the way to Lake? They are not building anything like this and they are selling their houses. We are not selling that type of housing in here. I think the reason being is that the builders know that they can come in here and build this type of thing. You can take that same time period with what has been built here and what has been built over in that area; starting down Sterns and look across the Fire Department. We have nothing like that for development here. You go down passed Hilliard and you look at their clusters that they put in. They are all very high end type of clusters that were built there and they are selling. They sold them just as fast and as well as we did here. I don't think that argument of saying this is what was wanted or needed because that obviously was wanted or needed also. We just have not filled that void and if we think that there is an area for that, we think that those type of people will come in that more than likely, on an acre lot, will build a much larger house. Will have a little more financial backing to support our schools, our lions clubs, our community center, our churches and our city as our whole, which will help pass our levies better. That is our belief and that is where we believe we are coming from.

Council Member Olesen: I can understand where you are coming from on that, but I can also look at this from a standpoint that nobody ever wanted to build houses on bigger lots. There is only one development on Chestnut Ridge that has five acre lots. No one ever wanted to do this. Now, we are hurt badly by the economic downturns as we had to post higher sewer rates because we weren't having enough houses built to pay the sewer built. If you go to one acre houses, there won't be many built and we will have a lot more increases in our sewer rates. I don't think there is any way to get around this.

President Butkowski: We got into a bad situation depending on new houses to keep our sewer plant running. We had to increase the sewer plant, because we were building all those houses and everything. We should not depend, to operate things, by bringing in new houses. We have to bring in new business that will bring in all the money we need to operate a sewer plant. A house by anyone's standards, will not ever support itself. Where businesses...

Council Member Corcoran: That is not right at all.

President Butkowski: Well, if you talk to people that aren't builders and are in finance, they will tell you a house never supports itself, because it has a lot of services that you have to have and a business doesn't need near as many city services that a house does.

Russ Friedrich: One of the reasons we changed some of the zoning was to get more industry. Going back to your comment on that, I think that I would rather survive in the future knowing that we are like a Brecksville, Westlake, Strongsville, Beachwood than become a Garfield Heights, Parma or Maple Heights and that is what you are going to get with all the small housing. Most of them, right now, are on the verge of bankruptcy for their cities. You better take a look at what type of housing you are bringing in and the type of people you are bringing into the community. The other thing you want to do is attract businesses to this community. One of the things that a lot of business owners like to do is know that they have a lot of diversified housing within their area to move into. If they have the idea of moving into a Garfield Heights or Maple Heights and they are going to bring in a plant with 300 employees, they may just want to put their business in Avon or Westlake or somewhere, so that I can live there as well. We just, I think, need to encourage and go that direction. Councils of the future can set up the rules and can change them at some time in the future. You have 4,000 houses on the books right now and the majority of them are going to be what you are developing right now. I don't know how many more unless you want to finish off and make that public statement, that you want to finish off this City with that type of housing, then go right ahead.

Andy Young: The general theme was that we want to avoid becoming a bedroom community. We want to preserve land for commercial development and we need to diversify our housing stock. I'll use myself as an example. I have had some financial successes. I have a 1,400 square foot home and if I have a third child, then I will be looking to move up into a bigger home. The difficulty is, is that we have become the farm team for Westlake and Avon. We don't have a diversified housing stock. We do have Ridgefield and we have a couple of developments. If you go up Route 83 to get to Route 90, you have dozens of developments, which you could move up into very easily. We need to preserve what we have in our community as a whole now. We need to preserve that by diversifying our housing stock. With these 4,000 homes that are on the books, we aren't diversifying our housing stock. The hope is that number one, with the one acre proposal, that we preserve and go after commercial. Number two then create some developments such as having a 50 acre development, where you have smaller lots but you are preserving 25 acres for that development. It will be a nicer community that people will want to move and expand up into and will attract something new and different. We have a lot of the same. We need to avoid that lot-of-the-same, so that we can make sure that we retain some of the folks who have the financial wherewithal to move into bigger homes, so that we aren't the farm team for Westlake and Avon.

President Butkowski: Is there any other discussion on this? Now, do we want to stay here past 9 o'clock or adjourn? Are there any other questions under Building and Lands?

Council Member Olesen: Before we start eliminating some of our thoughts here to try to get done, maybe, we should plan a time to adjourn and pick this up again.

President Butkowski: We're not going to get done tonight.

Council Member Olesen: Well, let's get everything out there that we want to say.

President Butkowski: Are we done with Building and Lands? Alright, we'll move on. The tape

is going to run out by 9 o'clock. We'll just quit when the tape runs out. Parks and Rec, Ray since you're a member of the Park and Rec Board, I'll let you start out. Do you have anything? Council Member McLaughlin: When I looked through this, there was some discussion about the Park and Rec. Department wanting to start their own Master Plan for Park and Rec and they wanted to hold off and see what this looked like. I really don't want to speak on behalf of the other members thoughts are. Some of the things that I saw in here, I thought were really nice and I didn't really have any objections to anything that I saw in there. I know the Park and Rec Commission was looking forward to discussing this and I don't know if they ever received a copy of this. Mayor?

Mayor Gillock: I don't believe they have unless they went on line.

Andy Young: They were involved in the meetings.

Mayor Gillock: Yes, they were involved in the meetings. The only copies that have been distributed were to the Committee members, myself and Council. It is on the website and that has been publicized.

Council Member McLaughlin: I think the only question or discussion that I had about this and Mayor, we've talked about the skate park at one time, but there are a lot of entities and there is a lot of wants and needs from some of the residents. It is just a matter of commitment to where it will be located and everyone is looking for a place to put a skate park and a dog park. That seems to be like the hang up.

Mayor Gillock: I have a good idea of where I would like to see them, I think the issue is more about money than the location and they are actively raising money as we speak.

President Butkowski: Is there anyone else that has any comments about the Park and Rec section? Marilyn?

Marilyn Sgro: This is also one of my subcommittees and if there is anything or if there is a bottom line to this, it is that we strongly, strongly recommend that the City look into expanding the park to adjacent land so that there would be room for a dog park and skate park.

Council Member Boose: I agree.

President Butkowski: And we are looking for a bequeath in everyone's will.

Marilyn Sgro: We called it a sports center too.

Council Member McLaughlin: At least since I have been here, we have been moving in that direction with the expansion that we have up at Shady Drive.

Council Member Olesen: I don't think people, or maybe they do, realize what a good program we have for Park and Recreation in this City. I have a grandson, right now, that is playing baseball under the lights at the complex. I have another grandson who is playing in Elyria and they cancelled their season half way through. Our kids are playing under the lights tonight with 700 to 800 more kids that will be playing this week at that complex. It is terrific.

President Butkowski: We have been very lucky that we still, financially, have been able to keep our head above water. Everyone is watching the budget very closely and we are still above

water. So, we are very lucky, because there are many other cities and the Park and Rec is just one of all of our Departments that are very careful on spending money and not wasting it. That is what has allowed us to do that.

Council Member Corcoran: That is all from the new houses.

Andy Young: We are so fortunate. We have an awesome City here with so many great assets and that being the land. We have preserved that for Park and Rec. We don't want that land to be squandered by just a bunch small houses that will only help out. We are very lucky. This thing has awesome potential and that is why we put all of our heart and soul into this.

Council Member Corcoran: I know you like to pick on housing, but you know, every new house that comes into the City, contributes money to the Park and Rec Fund. So, a lot of this stuff that has been happening in the parks has been able to be done, because of the new houses. We could argue about the housing thing all we want, but that will never accomplish anything.

Andy Young: There are 4,000 houses that are on the books. We just need a small opportunity to allow us to absorb those 4,000 homes. We want those 4,000 homes and we welcome those 4,000 homes, but we also want to keep those people that come into those 4,000 homes in the homes that are here when then decide to move up and expand, so that we aren't the farm team for Westlake and Avon.

President Butkowski: Thank you. Is there any other discussion here on the Park and Rec? We'll move onto Safety. Mr. Corcoran, since you are Chairman of the Safety Committee, we'll let you start out, if you have any comments.

Council Member Corcoran: No, really, the whole Safety section matches both what the Fire Department and Police Department have been looking for. There really isn't that much that we can add.

President Butkowski: Is there anyone else? Again, to build these new sites that are necessary in the City, we will have to have tax money and the land to do that. The land could be donated by large developers.

Council Member Corcoran: There won't be any left.

President Butkowski: They could give it to us before they build. Does anyone have any other comments regarding the Safety area? We do have a safe community, because we have fine Police and Firemen that protect us. Streets, Sidewalks, Bridges and Infrastructure. Ray, you are Chairman of that Committee? We're just putting you on the hot seat tonight.

Council Member McLaughlin: That's okay. I don't mind. One of the questions that I had regarding this section and I actually received a phone call regarding Mills Road. Given the fact that we don't own all of that running through there, I was just kind of wondering what the thought process was on that. Were you guys thinking that we were going to take two extra lanes and put it in our resident's yard to expand that to four lanes or were we looking at some sort of joint venture?

Russ Friedrich: Yes, we were looking at some sort of joint venture down the line and that is probably one of the roads that will be 15, 20, 25 years in the future, just depending upon how heavy the traffic will be and how much the City grows. One of the things that is going to happen

is you're going to, hopefully, some time in the middle of that time period, have Center Ridge widened, which will help some. As the community grows, it will help some, but the new growth of the city and hopefully the new industry that comes in this city will put more cars on that area also. People are going to look for other roads that they can parallel and go down there. As Avon and Avon Lake grows, especially when they open up the exit off of 90 down there, you're going to start getting a lot of traffic in that area. I think that future Councils are going to have to look into a joint venture in widening that road down there. Again, everything that was studied under that section was thought of with the ideal situation being to widen the roadways when it is done. The future may not be four lanes. It may be three. It may be whatever is fit at that time. The main thing is and I think the Mayor brought this up, is that any of these plans are just that, they are plans.

Council Member McLaughlin: That is one of the things that I looked through in this section right here and if you could only imagine the millions upon millions of dollars we are talking about.

Russ Friedrich: Especially this section here and that will be done by priority by you guys and that is why, when Andy had mentioned that we would like to see this go to the Committees, so that there are Committee reviews every quarter or whatever, and if there isn't something out on the project, you look at it and say, that maybe, we ought to start working on this part of the sidewalks or maybe, we ought to start looking at this road here, because it is going to take us five years to get funding and whatever the case may be. This whole plan is set up on a 20 to 25 year type of cycle.

Mayor Gillock: Madam President, we have said this several times. Keep in mind that when they are talking about widening Mills Road, your question was how are we going to do that in terms of taking two lanes away from our residents. That is not part of their consideration. They are just looking 10, 15, 20 years out and saying that at some point in the future, we need to widen Mills Road to handle the traffic that goes through there. How we get there, they didn't discuss. How we pay for it, whether we take it from our side and their side and split it, they are just saying that this is something that we need to start taking a look at in the next 10 to 15 years.

Council Member Boose: Madam President, can I ask if the order in which their placed is their priority order or no.

Russ Friedrich: No, it is just an order. One of the things that Council also, may want to consider is taking care of the set backs in the industrial areas now. Even though it may be 20 to 25 years before they even use them, I would heavily suggest that you take a look at that.

President Butkowski: Not only the setbacks, on some of these where you want to extend these roads, than Planning Commission, for example Meadow Lakes Blvd. South to Race Road. When that comes to Planning Commission, leave that track open and that is what a good Planning Commission should do is look at this plan and go, we have a plan to put this road through and in your development, you've built all these houses; but we want to keep this land open and it is in our Master Plan. We have approved the Master Plan and that is what we would like you to consider when you are doing it. That hasn't been done and that is why we need a lot of east/west roads that we don't have and that is why Mills Road, Center Ridge, Chestnut and Lorain are our

only east/west roads that we have and as the City grows, it is going to become more and more important for that. We don't have that many north/south roads either, but the east/west roads seem to be worse than the north/south. Is there anyone else that has any discussion on this? We're getting real close.

Andy Young: Very briefly. If there is a bridge that is going to be renovated or expanded, instead of expanding it to three lanes, expand it to four lanes. Just do that infrastructure early on and that is something we discussed too. For example, on Lear Nagle, there has been a couple of bridges that have been redone and those could have been easily expanded to three lanes already to get it set up with minimal costs for that additional expansion.

Council Member Boose: Good point.

President Butkowski: Is there any other discussion on this area? Okay, Mr. Slovak.

Bob Slovak of Case Road: I just want to come back to the Park and Rec section. As a Commissioner, I never got a chance to see any of this stuff and I think that the whole Commission should be able to at least get a copy of this Master Plan regarding the Park and Rec so that, we can also provide some input. We had input when we came to the meetings, but nobody ever came to the Commission to talk about it. So, I would like to know if we could do something like that.

Council Member Boose: Certainly, it is online.

Mayor Gillock: It is online and you can print it off. We are not going to print copies and distribute them.

Bob Slovak: I don't have a computer.

Council Member Boose: I'll get you one, Bob. Not a computer, but a copy.

President Butkowski: Okay, what I need is a motion to close the Special Meeting and we will have to reconvene and go over the rest of this and get a copy of the revisions.

Council Member Boose: Madam President, just a clarification in that, I will get Mr. Slovak a copy of the Master Plan, not a computer.

moved by Boose, seconded by Corcoran to adjourn the Committee of the Whole meeting
President Butkowski: Do we have any discussion? This is to close the Committee of the Whole meeting. Clerk, please call the roll.

Yes, 5 No, 0

Clerk of Council Blakely: Motion passes by a vote of five to zero.

SPECIAL COUNCIL:

Council reconvened the Special Council meeting at 7:58 P.M.

**NORTH RIDGEVILLE MUNICIPAL COUNCIL
SPECIAL MEETING**

JUNE 29, 2009

Page 24

ADJOURNMENT:

President Butkowski: Okay, now I need a motion to close the Special Meeting.

moved by Boose, seconded by Corcoran to adjourn the Special Meeting
President Butkowski: Do we have any discussion? Clerk, please call the roll.

Yes, 5 No, 0

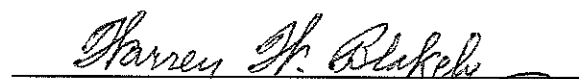
Clerk of Council Blakely: Motion passes by a vote of five to zero and the meeting is adjourned at 8:59 P.M.

Approval of Minutes:

MOTION Corcoran 2ND McLaughlin DATE July 20, 2009

YES 7 NO 0 ABSTAIN 0


PRESIDENT OF COUNCIL BERNADINE BUTKOWSKI


CLERK OF COUNCIL WARREN W. BLAKELY