



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President of Council Dr. Ronald F. Arndt

President Pro-Tem Bernadine R. Butkowski

Council Member Allen C. Swindig

Council Member Andy Young

Council Member Richard W.

Jaenke

Council Member Nancy J. Buescher

Council Member Bob Olesen

Mayor G. David Gillock

Clerk of Council Charles A. Norris

MONDAY, JUNE 20, 2005 AGENDA - REGULAR MEETING

CALL TO ORDER:

7:30 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MINUTES - Corrections (if any) and Approval:

Council Minutes of regular meeting held June 6, 2005

motion to approve _____ 2nd _____ vote _____

Please Note:

Board of Zoning and Building Appeals regular meeting May 26, 2005
Tax Abatement Review Board Minutes of meeting June 6, 2005

6. MAYOR AND DIRECTORS REPORTS:

· **Mayor**

· **Safety-Service Director**

· **Engineer**

· **Auditor**

Auditor's Written Financial Report for May 2005

motion to approve _____ 2nd _____ vote _____

· **Other Reports**

Fire Department Report for May 2005

Mayor's Court Operating Trust Fund/Court Bail Trust Fund Report for May 2005

Planning Commission Report & Addendum of regular meeting June 14, 2005:

APPLICANT: Drees Homes, 6650 W. Snowville Road, Suite J, Brecksville, Ohio 44141

OWNER: Donald J. & Patricia K. Pitts, 36570 Center Ridge Road

REQUEST: Preliminary Plan Approval for Ridge Estates Subdivision

LOCATION: Vacant land on Bainbridge Road in an R-1 District

Permanent Parcel No. 07-00-016-104-139 and 07-00-016-104-141

PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Joseph Scaletta, 100 Mills Ltd., 35290 Detroit Road, Avon, Ohio 44011
OWNER: Avenbury, LLC, 35290 Detroit Road, Avon, Ohio 44011
REQUEST: Approval to construct a retail center
LOCATION: 100 Mills Road in a B-1 District
Permanent Parcel No. 07-00-030-000-055
PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Joseph Scaletta, SDC Office, Ltd., 35290 Detroit Road, Avon, Ohio 44011
OWNER: Avenbury, LLC, 35290 Detroit Road, Avon, Ohio 44011
REQUEST: Approval to construct an office building
LOCATION: 100 Mills Road in a B-1 District
Permanent Parcel No. 07-00-030-000-055
PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: James A. Yorks, Agent, Barking Barbers, 7525 Leavitt Road, Amherst, Ohio 44001
OWNER: Ken & Lana Karnow, 52435 Darrow Road, Vermilion, Ohio 44089
REQUEST: Approval to make alterations and site improvements for a change of use for the Barking Barber Pet Grooming Facility
LOCATION: 36712 Center Ridge Road in a B-5 District
Permanent Parcel No. 07-00-028-101-031
PC ACTION: Approved by a vote of four to zero with the condition to place parking further back or to the side

motion to approve _____ 2nd _____ vote _____

APPLICANT: Nancy K. Lohrer, Northview Properties, 6873 Avon Belden Road
OWNER: Wayne F Diederich & Nancy K. Lohrer, 6873 Avon Belden Road
REQUEST: Review and input to construct additional parking and driveway
LOCATION: 34960 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-101-022

PC ACTION: Approved Plan B by a vote of four to zero
motion to approve _____ 2nd _____ vote _____

APPLICANT: Speedway Super America, LLC., JGD Associates, Inc., 92 Moore Road,
Avon Lake, Ohio 44012

OWNER: Speedway Super America, LLC, 500 Speedway Drive, Enon, Ohio
45323

REQUEST: Approval to construct an addition to be used as a walk-in cooler

LOCATION: 32760 Lorain Road in a B-4 District
Permanent Parcel No. 07-00-003-101-006

PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Pulte Homes of Ohio, LLC, 30575 Bainbridge Road, #200, Solon Ohio
44139

OWNER: Same

REQUEST: Approval to construct a recreational and sales model and parking lot
in Pioneer Ridge Subdivision No. 2 within Waterbury PCD

LOCATION: Frontage along Bender Road and adjacent to Phase I of Pioneer
Ridge by Del Webb

Permanent Parcel No. 07-00-037-000-109

PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: All American Sports Center, LLC, 37500 Center Ridge

OWNER: FJD Properties, LLC, 37000 Center Ridge

REQUEST: Approval to construct a 41 foot by 64 foot outdoor pavilion

LOCATION: 37500 Center Ridge Road in a B-2 District

Permanent Parcel No. 07-00-033-000-031

PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Jozef Burda, Joe's Motor Sport, 34626 Center Ridge Road
OWNER: Same
REQUEST: Approval to construct a dust free parking surface to existing parking lot; approval to construct a new dust free parking area and approval to construct a storm water management system
LOCATION: 34626 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-101-007
PC ACTION: Approved by a vote of three to one

motion to approve _____ 2nd _____ vote _____

APPLICANT: Oster Construction, Inc., 6150 Park Square, Lorain, Ohio 44053
OWNER: Same
REQUEST: Preliminary plan approval for Bagley Road Subdivision
LOCATION: 33000-33200 Bagley Road in an R-1 District
Permanent Parcel No. 07-00-011-102-011
PC ACTION: Approved by a vote of four to zero with the condition that a traffic study be provided by the developer and the related results be also provided by the developer

motion to approve _____ 2nd _____ vote _____

APPLICANT: Valore Properties, Inc., 23550 Center Ridge Road, Westlake, OH 44145
OWNER: Valore Properties, Inc., 23550 Center Ridge Road, Westlake, OH 44145 and Rini Realty Co., 19050 Lorain Road, Fairview Park, OH 44126
REQUEST: Change in zoning classification from R-1 and B-3 Districts to I-2 District
LOCATION: South side of Rini Plaza and Providence Square 37501 Center Ridge Road in an R-1 and B-3 District
Permanent Parcel No. 07-00-016-112-045 and part of parcel 07-00-016-112-027
PC ACTION: Approved to include all of parcel 07-00-016-112-027 by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

APPLICANT: Barb Jackson, 7358 Grant Drive
OWNER: Brian Wilson, 5597 Lear Nagle
REQUEST: Approval to vacate a portion of Roosevelt Avenue
LOCATION: A portion of Roosevelt Avenue between Rose Street and Frances
Street in an R-1 District
PC ACTION: Approved by a vote of four to zero

motion to approve _____ 2nd _____ vote _____

* COUNCIL COMMITTEE REPORTS:

* CORRESPONDENCE:

* NEW BUSINESS:

* AUDIENCE PARTICIPATION (Lobby):

* RECESS:

* ORDINANCES AND RESOLUTIONS:

· Ordinances & Resolution Submittals

T 88-2005 *Introduced by Council Member Butkowski 6/20/2005;*
AN ORDINANCE AMENDING APPROPRIATION

ORDINANCE NO. 4127-2005 FOR THE CITY OF NORTH RIDGEVILLE, OHIO FOR THE PERIOD COMMENCING JANUARY 1, 2005 AND ENDING DECEMBER 31, 2005.

- T 89-2005 *Introduced by Mayor Gillock 6/20/2005;*
A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO APPLY TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT SMALL CITIES PROGRAM FOR FISCAL YEAR 2005.
- T 90-2005 *Introduced by Mayor Gillock 6/20/2005;*
A RESOLUTION URGING THE UNITED STATES BASE CLOSURE AND REALIGNMENT COMMISSION TO RETAIN 1,028 IMPORTANT FEDERAL DEFENSE JOBS AT THE DEFENSE FINANCE AND ACCOUNTING SERVICE IN DOWNTOWN CLEVELAND AND SUPPORTING AND ENCOURAGING THE CLEVELAND DEFENSE INDUSTRY ALLIANCE AND THE GREATER CLEVELAND PARTNER-SHIP IN THEIR ADVOCACY EFFORTS TO PROTECT THE REGION'S ECONOMIC VITALITY BY APPEALING THE RECOMMENDATION OF THE UNITED STATES DEPARTMENT OF DEFENSE TO REALIGN THESE JOBS TO OTHER CITIES AND ENCOURAGING THEIR RETENTION; AND FURTHER COMMITTING COUNCIL'S SUPPORT AND ASSISTANCE IN THIS UNDERTAKING.
- T 91-2005 *Introduced by Mayor Gillock 6/20/2005;*
AN ORDINANCE ACCEPTING DETENTION BASINS IN CHESTNUT GROVE SUBDIVISIONS NO. 1 AND 2.
- T 92-2005 *Introduced by Mayor Gillock 6/20/2005;*
AN ORDINANCE ACCEPTING THE SEWER LINES IN THE WILDFLOWER CONDOMINIUMS AS A PUBLIC UTILITY, INCLUDING A 10-FOOT EASEMENT ON EITHER SIDE OF

THE SEWER LINES (20-FEET TOTAL).

• **First Readings**

- T 87-2005 *Buildings & Lands Report #5564 accepted 6/6/2005;*
AN ORDINANCE AMENDING SECTION 1240.01 OF THE
CODIFIED ORDINANCES OF THE CITY OF NORTH
RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE
ORDINANCE, TO RE-ZONE THE FOLLOWING LAND:
VACANT PROPERTY ON CHESTNUT RIDGE ROAD KNOWN
AS PERMANENT PARCELS NUMBER 07-00-036-000-050
AND 07-00-025-106-061 AND PROPERTY LOCATED AT 36721
CHESTNUT RIDGE ROAD KNOWN AS PERMANENT
PARCEL NUMBER 07-00-025-106-007 (AS SHOWN BY
LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE
DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND
OWNED BY COMMUNITY HEALTH PARTNERS
PHYSICIANS, INC.

• **Second Readings**

- T 79-2005 *Council authorization 5/16/2005; First Reading 6/6/2005;*
AN ORDINANCE APPROVING THE FINAL PLAT OF
PIONEER RIDGE, SUBDIVISION 5 IN WATERBURY PCD
FOR RECORDING PURPOSES ONLY.
- T 80-2005 *Introduced by Council Member Olesen; First Reading 6/6/2005;*
AN ORDINANCE AMENDING ORDINANCE 4050-2004 TO
ALLOW FOR STORAGE SHEDS AND SIMILAR SMALL
STRUCTURES ON RESIDENTIAL PROPERTY.

Third Readings

- Buildings and Lands Report #5562 5/2/2005; First Reading 5/16/2005; Second Reading 6/6/2005; Public Hearing 6/20/2005;*
- T 68-2005 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: PROPERTY LOCATED AT 38891 CENTER RIDGE ROAD, PERMANENT PARCEL NUMBERS 07-00-046-108-017, 07-00-046-108-018, 07-00-046-108-030, 07-00-046-108-034, 07-00-046-108-043, 07-00-046-108-044, 07-00-046-108-046 AND 07-00-046-108-047 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM B-2 CENTRAL BUSINESS DISTRICT AND I-2 LIGHT INDUSTRIAL DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY SPARKY DEVELOPMENT, LTD.

OLD BUSINESS:

- Council authorization 4/18/2005; First Reading 5/2/2005; Second Reading 5/16/2005; Third Reading postponed 6/6/2005 until after Public Hearing on 6/20/2005;*
- T 62-3005 AN ORDINANCE APPROVING THE FINAL PLAT OF PIONEER RIDGE, SUBDIVISION 3 IN WATERBURY PCD FOR RECORDING PURPOSES ONLY.
- Council authorization 4/18/2005; First Reading 5/2/2005; Second Reading 5/16/2005; Third Reading postponed 6/6/2005 until after Public Hearing on 6/20/2005;*
- T 63-2005 AN ORDINANCE APPROVING THE FINAL PLAT OF PIONEER RIDGE, SUBDIVISION 4 IN WATERBURY PCD FOR RECORDING PURPOSES ONLY.

Council authorization 4/18/2005; First Reading 5/2/2005;

T 64-2005 *Second Reading 5/16/2005; Third Reading postponed 6/6/2005
until after Public Hearing on 6/20/2005;*
AN ORDINANCE APPROVING THE FINAL PLAT OF
SUBDIVISION 10 IN PHASE 4 OF MEADOW LAKES PCD FOR
RECORDING PURPOSES ONLY.

UPCOMING MEETING ANNOUNCEMENTS:

Public Hearing Tuesday, July 5, 2005 at 7:15 P.M. re: T 80-2005

Public Hearing Tuesday, July 5, 2005 at 7:20 P.M. re: 2006 Budget

Next Regular Council Meeting Tuesday, July 5, 2005 at 7:20 P.M. in Council Chambers

Public Hearing Monday, July 18, 2005 at 7:10 P.M. re: T 79-2005

Public Hearing Monday, July 18, 2005 at 7:15 P.M. re: T 87-2005

ADJOURN: