NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JUNE 13, 2017

To Order: Chairperson Swallow called the Planning Commission meeting to order with the pledge to the flag at 7:00p.m.

Roll Call: Present were members Tim Anderson, Jim Maleski, Council Liaison Bernadine Butkowski, Vice Chairman Larry Pierce and Chairperson Jennifer Swallow.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Assistant Engineer Cathy Becker and Deputy Clerk Donna Tjotjos.

Chairperson Swallow requested Jim Smolik to stand and be recognized, as he was seated in the audience. She introduced Jim as the newest member to the Planning Commission, adding that he is the Engineer for Westlake and very active in North Ridgeville. She welcomed him to the Planning Commission and thanked him for his service.

Minutes:

Chairperson Swallow asked if there were any corrections to the minutes dated April 11, 2017. She stated if there are no objections, those minutes will stand approved as presented and will be placed on file.

Correspondence:

Old Business:

Chairperson Swallow noted there was no correspondence or old business for this meeting. She asked the Clerk to read the first application.

NEW BUSINESS:

APPLICATION:

APPLICANT:	Cody Bruce, K. Hovnanian of Ohio, LLC, 6150 Park Square Drive, Lorain, OH 44053
OWNER:	Same
REQUEST:	Final plan approval for Meadow Lakes, Subdivision 13 in Meadow Lakes PCD.
LOCATION:	Extension of Sandy Ridge Road, West of Stoney Ridge and South of Tail Feather Drive in a PCD District. Permanent Parcel Nos. 07-00-028-101-164 and 07-00-033-112-044

Application was read along with comments received from Chief Building Official Guy Fursdon,

City Planner, David Hartt, CT Consultants, Police Chief Mike Freeman, Fire Chief John Reese, Safety-Service Director Jeffrey Armbruster, and City Engineer Scott Wangler

Chairperson Swallow asked if there was a representative and if so, could they step forward and give the description of the project.

Cody Bruce with K. Hovnanian of 6150 Park Square Drive, Lorain, OH explained they are asking for final acceptance phase 13 of Meadow Lakes with a total of 27 lots. They are looking to pave in the next few days. They put up a performance bond for the uncompleted portions and actually for the entirety of the work and they will be completed shortly. They are looking to start the platting procedures.

Chairperson Swallow asked if there were any comments from the Commission.

Member Butkowski asked if they are able to start doing the work before the Commission approved it here.

Cody Bruce stated yes, the city has already approved the improvement plans. The Commission is able to accept the subdivision as a whole if the applicant puts up a performance bond in the amount of 110% of the overall cost of the improvements as approved by the City Engineer.

Chief Building Official Fursdon explained that as long as the final plat mirrors what they showed us in the preliminary plan, then they are allowed to start construction as long as the City Engineer approves the construction drawings. They need to come back here to get final approval so that the plat can be recorded at county.

Chairperson Swallow asked if there were further comments from the Commission. She addressed the audience and asked if there was anyone in the audience that would like to make a comment regarding this application. She asked that they step up to the mic and state their name and address for the record.

Mr. Terry Kaufman of 37638 Hunter Lake Drive adjacent to the construction asked when will the developer break ground on building the homes and how long is that construction expected to last. He asked if there are defined working times, clarifying start and end times for the work week as well as the weekend. He is curious as to what those are for him to be able to plan around them for backyard barbeques and that sort of thing.

Chairperson Swallow asked if the applicant could answer the first question and the Law Department or Building Official to answer the second half of the question.

Cody Bruce stated that they have already sold ten out of the 27 and as soon as they get final approval and roads are paved, they will start. Approximately somewhere in between six to eight weeks in breaking ground on the first houses and then home construction takes four to five

months per home. There are 27 homes in there at a pace of about one to two a week starting as long as the sales pace continues. That way there will be one to two homes going continuously opening and closing.

Mr. Kaufman asked if that would be roughly a two year period.

Cody Bruce stated one to two a week with 27 homes so approximately eight months overall for that phase.

Chief Building Official Fursdon stated that they can't start construction until 7 in the morning during the week days. He believes that it is 9:00a.m. on Saturdays and 10:00a.m. on Sundays. He believes that the end times are 9:00p.m. at night but usually they are not down there that late. They would have to be really behind to have someone down there at that time. Certain times of the year you run out of daylight and you can't work out there effectively.

Cody Bruce stated that there is property outside of the subdivision that is currently being farmed. He didn't know if they were restricted to the same hours for agricultural purposes.

Chief Building Official Fursdon stated that the rules for agricultural use are a lot more forgiving because agricultural use has been around since the beginning of time.

Chairperson Swallow asked if there were any comments from the Administration.

Assistant Law Director Morgan stated no.

Chairperson Swallow asked if there were any further comments from the Commission. Hearing none she entertained a motion.

> It was moved by Anderson and seconded by Maleski to approve the final plan for Meadow Lakes, Subdivision 13 in Meadow Lakes PCD.

Chairperson Swallow asked if there were any comments on the motion. Hearing none, she asked the Clerk to call the roll.

Yes, 5 No, 0

Madam Chair, the motion was approved by a vote of five yes and zero no.

APPLICANT:	Cody Bruce, K. Hovnanian of Ohio, LLC, 6150 Park Square Drive, Lorain, OH 44053
OWNER:	Same
REQUEST:	Final plan approval for Lifestyles of Meadow Lakes, Phase 1 in Meadow Lakes PCD.
LOCATION:	Extension of Hunter Lake Drive west, south of Barres Drive and East of Sandy Ridge Reservation in a PCD District. Permanent Parcel No. 07-00-040-000-019

Application was read along with comments received from Chief Building Official Guy Fursdon, City Planner, David Hartt, CT Consultants, Police Chief Mike Freeman, Fire Chief John Reese, Safety-Service Director Jeffrey Armbruster, and City Engineer Scott Wangler

Chairperson Swallow asked if there was a representative and if so, could they step forward and give the description of the project.

Cody Bruce of K. Hovnanian, 6150 Park Square Drive, Lorain explained that they are asking for acceptance of the Lifestyles Phase 1 in Meadow Lakes. This is a Lifestyles product; aged targeted community with 39 lots.

Chairperson Swallow asked if there were any comments from the Commission.

Member Maleski stated that one of the comments mentioned 15 foot side yard being required and having lived in that community, he is finding the lots are getting smaller and smaller. He asked how small they are looking to be.

Cody Bruce stated that they have smaller home types as well and because it is age targeted, they are looking for lifestyle product. They are all ranch style homes. They are trying to target the 55 and older group. They are trying to keep the lots condensed. They do have some that are 35 and 38 wide ranch style. They are longer homes overall and slightly smaller. They don't have that many 35 foot wide product lots. The majority of the lots will fit a 40 foot product, which is consistent with the community as it stands now, south of Barres. There are a few lots that are smaller generally in the cul-de-sac and around some of the turns. He showed the lots on the drawing and explained the lot sizes in that area.

Chairperson Swallow asked if there were any comments from the Commission. She addressed Chief Building Official Furdson noting his comments regarding the 15 foot side yards on sub lot 2 and 3. He asked what his recommendation would be and is this currently planned to allow a 15 foot side yard.

Chief Building Official Fursdon stated he didn't have a problem with the standard side yard. This ordinance makes it difficult if you wanted to put a cluster house next to a single family house because you have to have a 35 foot set back and on a cluster lot, that becomes very

difficult, if they have as side yard at 35 feet.

Chairperson Swallow stated that those lots happen to be on a corner and asked if that was correct.

Chief Building Official Fursdon stated that there is open space next to them.

Chairperson Swallow stated that it wouldn't have any bearing on the intersection.

Chief Building Official Fursdon stated that he didn't think it would have any serious impact on the development if they went with their standard footage.

Chairperson Swallow asked if there were any other comments.

Member Butkowski stated she would like to stay away from the 5 feet as much as possible.

Chief Building Official Fursdon stated that they have that open space alongside them so it will appear to be bigger.

Member Butkowski stated then it would depend upon how the open space is used.

Chairperson Swallow addressed the applicant and asked if this was going to be common open space.

Cody Bruce stated that it is actually going to be for a secondary entrance. Because this is an aged targeted section of the community they are going to set up a sub association for this area with maintenance for grass, landscaping, and snow removal. They are going to set up entries on the side he showed on the drawing and stated that off of Hunter Lake, there are two blocks there. They are going to have some monument entries and will come in with those later. As well as a landscaping plan. That will be true for the south end as well. In the center there will be common space that will be set up to create somewhat of a buffer with landscaping between this part of the community and the other.

Chairperson Swallow asked if that entrance would be off of Hunter and would it separate that from the rest of the development.

Cody Bruce stated that they haven't come up with a name yet, but some designation for this part of the community that is still part of Meadow Lakes but as a lifestyle product.

Member Maleski asked if he could clarify the separate association.

Cody Bruce stated that it would be a sub association for the master. They will still pay in to the Master for Meadow Lakes but they would pay into a sub association that would maintain the driveways in the winter for snow plowing and yards for cutting and landscaping.

Member Maleski asked if that would reduce the rates of the current home owners association.

Cody Bruce stated no, they are paying additional fees for the additional services that they got under their sub association and also to maintain any entries, monumentation, landscaping that was included specifically for their section. He stated that the Master association would take care of these lots, but it would also mean that these lots would be able to get the maintenance free amenities, because they wouldn't have a way to pay into those. By creating the sub association, we allow them to maintain themselves but also still pay into the Master association for maintenance of the general community landscaping and entries.

Chairperson Swallow asked if there were any other comments from the Commission. She asked if there was anything from the Administration. Hearing none, she opened the floor for questions or comments from the audience.

Mr. Terry Kaufman of 37638 Hunter Lake Drive stated he was mistaken. His questions earlier actually apply to this subdivision as this one actually is adjacent to his property. He asked if the timeframe was the same for this one as was the last one. In addition he asked if the 15 feet side yards will impact his property. He asked about the orientation to the homes that would be adjacent to his home. He showed the area where his home was located.

Cody Bruce stated that these homes are a little bit behind the sub lots that are going to be inside Meadow Lakes Phase 13. They plan to build the model home and then open for sale. The sale in this community could start in August or September. First homes will start to build within a month or two from there. There is approximately four to five months before the first house is closed. In this phase, you could expect one home per week to start. There is a 30 to 30 foot block common ground area that would between this home and the first home coming in. That is the area that is intended to be landscaped. There would be some kind of brick or stone monument signified that portion being homes by lifestyles and then small mounding and trees. They are going to do their best to provide a buffer there. That will all be maintained through that sub association. It won't be putting any burden on the current homeowners of Meadow Lakes as a whole. In terms of setbacks, they are trying to be in compliance with the city ordinances and if there are any variances, they will come in and ask, but he didn't think that they would go outside of the codes. He explained some of the landscaping. He stated that he wants to say that the block area is 30 feet, but it could be less. He didn't think it would impact the homes because of the distance between the houses already. He stated he would be happy to share the landscaping plans with those that are in the audience once they have been complete.

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Application was read along with comments received from Chief Building Official Guy Fursdon,

Mr. Kaufman asked if he could elaborate on the entry access.

Cody Bruce stated it will be a typical site entry and so, the monument site entry will come through Hunter Lake Drive and right past his house, the street beyond that would just become part of the sub association. It will still be Meadow Lakes as a whole. He explained the sub association again.

Chairperson Swallow asked if there were any other questions or comments from the audience. Hearing none she brought the discussion back to the Commission and asked if there were any other comments. Hearing none, she entertained a motion.

> It was moved by Maleski and seconded by Pierce to approve the final plan for Lifestyles of Meadow Lakes, Phase I in Meadow Lakes PCD.

Chairperson Swallow asked if there were any comments on the motion. Hearing none, she asked the Clerk to call the roll.

Yes, 5 No, 0

Madam Chair, the motion was approved by a vote of five yes and zero no.

ADJOURNMENT:

Chairperson Swallow announced the next regular meeting being July 11, 2017. She then adjourned the meeting.

Meeting adjourned at 7:32 p.m.

Jennifer M Swallow
Chairperson

Deputy Clerk, Donna Tjotjos

July 11, 2017
Date Approved