NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JUNE 9, 2015

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

Roll Call: Present were Planning Commission Members Tim Anderson, Jim Hurst, Council Liaison Bob Olesen, Vice Chairman Jim Rothgery and Chairman Larry Mollenkamp.
Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler and Deputy Clerk Donna Tjotjos.

Minutes: Chairman Mollenkamp stated that all members of the Commission should have had a chance to review the minutes dated May 12, 2015. He asked if there were any corrections to the minutes. Hearing none, he stated that the minutes are approved as written.

Correspondence: Chairman Mollenkamp noted there was no correspondence received.

Old Business:

Chairman Mollenkamp noted that under old business tonight is the by-law amendment presented during the last meeting. He asked for a motion that Planning Commission suspend the by-laws and move the order of business so that old business is placed after new business in order to take care of the by-law change after the application has been completed.

It was moved by Hurst and seconded by Rothgery to suspend the by-laws to move old business after new business under the order of business.

Chairman Mollenkamp asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

NEW BUSINESS:

Chairman Mollenkamp asked the Secretary to read the application.

APPLICANT: Jeremy Fry, PE, Cypress Engineering, 9049 Dover Road, Apple Creek, OH 44606
OWNER: City of North Ridgeville, 7307 Avon Belden Road
REQUEST: Approval to construct a building to include six retail units and one athletic area unit in an I-2 District.
LOCATION: 7777 Victory Lane in an I-2 District
Permanent Parcel No. 07-00-003-102-084

Application was read along with comments from the Administrative Officers to include Chief Building Official Fursdon, Police Chief Freeman, Fire Chief Reese, City Engineer Wangler, and Safety Service Director Armbruster.

Chairman Mollenkamp asked if there was a representative and if so, could they step to the mic and give their name and address for the record and make their presentation as they wish.

Brian Morrow with Morrow and Leach Construction introduced himself. He stated that Mr. Fry from Cypress Engineering was unable to make it tonight and so, he will try and answer the Planning Commission member's questions as best as he can. His address is 2356 Secrest Road, Wooster, Ohio.

Chairman Mollenkamp asked if he could provide an overview of the project. He stated that the members have the plans in front of them and asked if he could provide some sort of description of what is planned.

Brian Morrow explained that the athletic facility portion will be used for fast pitch, pitching instruction. Amie and her father are both very well renowned pitching instructors and they are wishing to expand their operation. They are looking to create a state of the art softball facility that will be a great asset to the area. They both have a wonderful reputation in pitching instruction. This is a hot bed area for fast pitch softball and he believes it will be a great amenity to the park that is currently there. As far as the retail spaces go; initially, it will be the first two that are constructed. He explained that Mr. O'Brien would like to have approval for the overall project so it would be easier at that time to expand the other retail spaces. Initially, it will just be the two which will also increase the amenities at the park. One of those will be a sporting goods store that is specifically related to softball and baseball. The other will be an athletic performance training business. He explained that Mr. O'Brien's thought was that the expansion of the other retail spaces would be dependent upon the growth in that area and the success of these initial spaces planned.

Chairman Mollenkamp addressed the applicant and asked if he was basically looking for approval for all six of these units.

Brian Morrow stated initially, yes.

Chairman Mollenkamp addressed Chief Building Official Fursdon and asked if the parking spaces noted in his comments meet compliance for all six units.

Chief Building Official Fursdon responded yes.

Chairman Mollenkamp addressed the applicant and asked if he had anything else he would like to share with the Commission at this point in time.

Brian Morrow stated that is all he had but added that Mr. Leffew is in attendance and he may be able to explain a little bit about the training facility itself.

Chairman Mollenkamp stated that the Commission would need to know that. The Commission is looking at the building itself, but it would be helpful to be enlightened on what is going to happen.

David Leffew located at 38875 Short Road, Litchfield, Ohio explained that they are planning six cages set up in the athletic facility, which would be where they would instruct for pitching and also for hitting and defense. Hopefully, it will cover every facet of fast pitch softball there is and they have also been speaking with people within the city on opening it up to baseball as well. He believes that there will be enough room to cover baseball. The cages will all have the ability to raise up so that there will be use of one huge facility if they needed to use the space for fielding and hitting. There will also be an area for the training facility to include the retail space. He stated that there are no plans as of yet for indoor games as that is not its purpose. It is mostly a training facility.

Chairman Mollenkamp stated that it won't be just batting cages.

David Leffew stated it won't be come in and just do batting cages. There will be cages in there for training purposes and there will be pitching machines in there for training purposes. There won't be anything coin operated as that is not the purpose.

Chairman Mollenkamp asked if the athletic area will be netted over.

Brian Morrow explained from his seat that the ceiling portion will be netted.

Chairman Mollenkamp opened the floor to the Commission members for comments and questions.

Member Anderson asked if this facility will be seasonal.

David Leffew stated no. Right now Amie has a facility in Lagrange which has two cages and she is pretty much booked solid the whole year. He stated he has been doing it in his basement since he retired from coaching and he is pretty much booked all year as well. As Brian mentioned, their reputation is pretty darn good. Right now 39 of their pitchers are pitching in college. He coached Keystone for 20 years and he was at Ashland University for 12 years as a pitching coach.

Member Hurst stated that there were a couple of references to Mr. O'Brian. He asked who he is.

David Leffew stated Thomas O'Brien is his son n law and he married Amie. Amie Leffew is his daughter. He and his company is backing the building of this facility.

Member Hurst stated that it brings him to his next question and apparently there is a contractor on board. Who will own the building he asked. He stated the application states the owner is the

city of North Ridgeville. He wanted that clarified.
Brian Morrow stated that he believes the reason North Ridgeville is listed as the owner on the application is because the sale of the property has not taken place yet. For document purposes, the City of North Ridgeville still has to be listed as the owner. That was his understanding.

Member Hurst asked what the future retail space might be used for and what kind of draw would you expect there. He stated this is a bit out of the way for retail in his opinion.

Brian Morrow stated that he can't speak 100 percent to that but in his conversations with Mr. O'Brien; all the retail spaces would be amenities to the park. The two initially that will go in will be used for sporting goods retail and the other will be sports performance training. Anything else going in there will be along those lines. It could be an eatery. That may be a possibility but he can't speak to that.

Member Hurst stated hopefully, they will be year round.

Brian Morrow stated that those businesses will all be year round.

Member Olesen stated that he just wanted to add that this has received a recommendation for approval from the Building and Lands Committee. He explained that Victory Park is leased by the City to the owners of Victory Park. This is part of that. He stated that over the weekend there was a paintball tournament held there and there had to be over 5,000 people there. There were cars everywhere. More than likely every hotel that we have in this city plus every hotel in the surrounding area was booked solid because the teams came in from Russia, Czechoslovakia and all over the world. This is the kind of thing that draws people into Victory Park. There are numerous tournaments there and this is why businesses like this will succeed because people want to learn more about their trade.

Chairman Mollenkamp stated that he also believes that this type of business, at least the first two will definitely fit that particular park. He is hoping that they work with the people, down the road, at the soccer complex because that whole area is now really athletic and so if the City can bring something like this in, it would be a boom for Victory Park. He stated that he hasn't even been back there to see what is going on in the last month. Normally, he would look at this but he hasn't even had a chance to go over there and see it.

Member Olesen stated that there is only so much that can be built over there because it is a fly ash piece of land. He stated that this would give the maximum use out of this place.

Chairman Mollenkamp asked if there were any other questions from the members of the Commission. He addressed the Administration and asked whether or not the comments that the Chief Building Official, the Engineer and the Fire Chief have made will be satisfied before this moves on. He addressed the Engineer and asked if that would happen with all the items he addressed.

Engineer Wangler stated that is correct. He explained that since he wrote those comments, the applicant has provided a trip generation report that was referred to in item one. This trip generation report states that they do not need the traffic study. Item one is no longer relevant on his report.

Chairman Mollenkamp addressed Chief Building Official Fursdon and asked if all of his comments will be addressed before this moves on to City Council.

Chief Building Official Fursdon stated that they still need to go to the BZA for approval, but they could go to Council before that because they will still need the BZA. He stated he doesn't see them denying them but it is a formality that they have to do.

Chairman Mollenkamp asked if there were any other comments from the Administration. He addressed Assistant Law Director Morgan and asked if she had anything she would like to add.

Assistant Law Director Morgan stated that she did not.

Chairman Mollenkamp stated that since there are no additional comments from the Administration he would open the floor back to the Commission for any further discussion.

Member Hurst asked what the anticipated time frame would be for building.

Brian Morrow stated that they anticipate somewhere around four to five months to complete construction. It is 100 percent equity as far as finance. Once they have received all the approvals and permits, they will be ready to move forward.

Chairman Mollenkamp stated that it would be close to November if they got started within the next 30 days. He asked if there were any comments. Hearing none, he entertained a motion.

It was moved by Rothgery and seconded by Anderson to approve the application for Jeremy Fry, Cypress Engineering for the Victory Park Retail amenities.

Chairman Mollenkamp asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Old Business:

Chairman Mollenkamp moved on to the old business which included the amendment to the by-laws. He explained that the original amendment had been stricken during the last meeting and so, now, each of the members received during the last meeting a redlined copy. He stated that what the Commission is really looking at is just the five day push on the cloture date. That squeezes Guy which gives him one less day to review. However, he has stated that wouldn't be

a problem. He addressed Chief Building Official and asked if that was correct.

Chief Building Official Fursdon agreed.

Chairman Mollenkamp asked if there was any discussion on this proposed by-law change.

Member Olesen stated he believes what has been done is fine here and he has no problem with it. It will give Planning Commission a bit more time to review the cases and he believes it is perfect. He addressed page three; under special meetings, there was a phrase that was in there that stated 12 days prior to a meeting date for applications previously considered.

Secretary Tjotjos stated that it is 25 days prior to a meeting date and that sentence that included 12 days was omitted because it was contradictory.

Chairman Mollenkamp stated that it will be 25 days no matter what type of meeting. He asked if there were any other questions. He stated at this time the Chair would maintain a motion for approval to the by-law change. Hearing none he asked for a motion.

It was moved by Anderson and seconded by Hurst to approve the proposed by-law change.

Chairman Mollenkamp asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp thanked everyone. He thanked Chief Building Official for taking one for the team because actually that is another day he just lost.

ADJOURNMENT:

Chairman Mollenkamp stated that since there is no other business the meeting is adjourned.

Meeting adjourned at 7:30 p.m.

James F. Mollenkamp
Chairman

Nora
Secretary

July 14, 2015
Date Approved