NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MAY 14, 2019

TO ORDER:

Chairwoman Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 P.M.

ROLL CALL:

Present were members Steve Ali, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriquez and Deputy Clerk of Council Michelle A. Owens.

MINUTES:

Chairwoman Swallow asked if members had the opportunity to review the minutes of the regular meeting on April 9, 2019. She asked if there were any corrections to the minutes. No discussion was offered. The minutes stand approved.

CORRESPONDENCE:

Chairwoman Swallow noted the structural analysis report provided by applicant Edward Block, agent for AT&T Mobility/GPD Group, which had been received after cloture.

It was moved by Smolik and seconded by Maleski to accept the structural analysis report after cloture.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

OLD BUSINESS: None

NEW BUSINESS:

Chairperson Swallow asked the Clerk to read the first application.

APPLICANT: Edward Block, agent for AT&T Mobility; GPD Group
520 South Main St, Ste 2531, Akron, OH 44311

OWNER: North Ridgeville CSD Board of Education
34620 Bainbridge Rd, North Ridgeville, OH 44039

REQUEST: Cellular telephone co-location on existing tower.

LOCATION: 7323 Avon Belden Road; north of Bainbridge Road and east of Avon Belden

Road, in an R-1 zoning district.
Permanent Parcel No. 07-00-021-117-015

Deputy Clerk of Council Owens read the application along with the comments received from Administrative Officers, including Safety-Service Director Jeff Armbruster, Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Fire Chief John Reese.

Chairwoman Swallow asked the applicant to step forward to provide a description of their request.

Edward Block, GPD Group, representative for AT&T Mobility, 520 South Main St, Ste 2531, Akron, OH 44311, distributed additional documentation to Commission members. He stated that AT&T is trying to improve coverage in North Ridgeville and that it is always their first goal to find existing structures on which to place their equipment; that the tower proposed for use was determined to be a good candidate. He referenced the Detailed Compound Plan, sheet C-1. He stated that the proposed radio equipment cabinet would measure approximately 7 feet by 7 feet; that there would be a small, 15 kW DC generator at the northwest end of the compound. He mentioned the possibility of a future radio equipment cabinet, if the need arises, but that currently only one is planned. He spoke about the ice bridge that connects the radio equipment cabinet to the antennas; that there are cables that run up the tower. He then discussed the appearance, footprint and elevation of the shelter. He stated the shelter is mounted on helical anchors and that there is no concrete foundation. He discussed the Tower Elevation, Antenna & Coax Plans – sheet T-1 – which showed the proposed location for AT&T. He stated that there are other carriers on the tower; that the site plan showed there are existing carriers inside the compound. He indicated that the other carriers have larger equipment radio shelters but that the antennas on the tower are similar to what AT&T is proposing.

He addressed the comments from the Fire Department regarding the structural analysis report, which had been provided to the Commission. He stated that the report shows the tower passes with AT&Ts loading on it. He then mentioned that the FCC license can also be provided.

Chairwoman Swallow asked for any other questions or comments from the Commission.

Vice-Chairman Smolik discussed the structural calculations, and stated that he noticed there are other carriers who have reserved space on the tower. He asked if the calculations assume loading for the reserve spots or if they are excluded.

Mr. Block cited the structural analysis report. He answered that the calculations list existing loading but that he sees reserve loading for Sprint and Verizon. He stated that the information was provided to them in order to run the analysis.

Chairwoman Swallow asked for any other questions or comments from the Commission.

Council Liaison Abens asked about equipment security and whether the door on the radio room

is easily broken into.

Mr. Block answered that the building is a metal structure within a fenced compound. He indicated that any person attempting the break in would have to cross over a fence. He stated that they are designed not to be easily burglarized but, with enough effort, anything can be.

Council Liaison Abens referred to the Equipment Layout, sheet C-3, and discussed the door to the compound. He suggested that, in spite of its proximity to the police station, thieves would be enticed if they think there is something of value.

Mr. Block mentioned that the only services to the equipment are electric, telephone and fiber. He stated that there is an alarm system in the compound and, in the event of a break-in, a message is automatically sent to the AT&T switchboard; local emergency services are then contacted.

Chairwoman Swallow asked for any other questions or comments from the Commission.

Vice-Chairman Smolik asked whether a sound dampening package would be included with the proposed generator.

Mr. Block replied that he can provide members with the decibel level but, since it is only a 15 kW generator, it would be about the sound of a vacuum sweeper. He stated that it typically operates only as needed but is normally cycled to keep it lubricated. He indicated that it could be scheduled for the best time of the day or night, but found that – for most places – it is better during the day due to traffic. He said that he can provide members with the decibel level and, if not satisfactory, they could find out about a sound dampening package.

Vice-Chairman Smolik responded that he believed the Administration would like that information.

Chairwoman Swallow asked for any further comments from the Commission. No discussion was offered. She asked for comment from the Administration. No discussion was offered. She then opened the floor for public comment. No discussion was offered.

> It was moved by Smolik and seconded by Maleski to approve the application as presented.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: John Reyes; Star Builders
46405 Telegraph Rd, Amherst, OH 44001

OWNER: Patton's Five Star Towing
P.O. Box 450784, Westlake, OH 44145

REQUEST: New construction of 6,000-square-foot building for towing and impound

company.

LOCATION: 31684 Cook Road, west of the Cuyahoga-Lorain County, in a B-3 zoning district.
Permanent Parcel No. 07-00-004-110-037

Deputy Clerk of Council Owens read the application along with the comments received from Administrative Officers, including Safety-Service Director Jeff Armbruster, Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Fire Chief John Reese.

Chairwoman Swallow asked the applicant to state his name for the record and to provide a description of his request.

John Reyes, Architect for Star Builders, Inc., 46405 Telegraph Road, Amherst, OH 44001, stated that he is requesting approval for a 6,000-square-foot service building for the towing company, which will have an impound lot to the rear of the facility. He then clarified that service work would not take place in the service building; but would be used to park their tow trucks and vehicles at the end of the workday.

Chairwoman Swallow asked about the size of the impound lot.

Mr. Reyes responded that it one-third of the lot size toward the rear.

Vice-Chairman Smolik stated that it is 44,000 square feet.

Chairwoman Swallow asked if the business would be moving from its current location.

Mr. Reyes answered yes.

Chairwoman Swallow addressed Chief Building Official Fursdon and asked if the applicant had obtained a variance for the gravel lot.

Chief Building Official Fursdon stated, to his knowledge, they had not.

Mr. Reyes indicated that they are proposing asphalt grindings for both impound and front parking areas. He stated he is not sure if asphalt grindings fall in the category of gravel.

City Engineer Rodriguez responded that it would still be considered gravel. He cited N.R.C.O. 1284.02, which requires bituminous or other dust-free surfaces. He stated this would be an asphalt, paved parking lot; not asphalt grindings, which is still considered to be gravel.

Chairwoman Swallow asked for any other questions or comments from the Commission.

Member Maleski asked if the fire service issues had been addressed or if the Fire Department had been contacted.

Mr. Reyes answered that he had not spoken with either Fire Chief Reese or Assistant Fire Chief Uhnak regarding the comments of the Fire Department. He stated that key boxes should not be a problem but – with respect to access drives – he would need further direction to confirm what is being specifically requested.

Chairwoman Swallow asked for any other questions or comments from the Commission.

Vice-Chairman Smolik stated that there appears to be major grading in the wetland area. He asked if they obtained permits.

Mr. Reyes responded that they are trying to keep out of the wetlands area. He stated that a wetlands study had been conducted but was not sure if members had received it yet.

Vice-Chairman Smolik mentioned that it looks as though their retention basins are in the wetlands.

Mr. Reyes stated they are not; that the wetlands are delineated and right up to the boundary lines.

Vice-Chairman Smolik asked about the possibility that updated plans had not been provided to members.

Mr. Reyes responded that they should have received them, and that the delineation study had been done. He asked members if they had sheet C6.1.

Vice-Chairman Smolik stated yes; that he was looking at sheet C6.1.

Mr. Reyes spoke about the delineated wetlands and location of the retention basin. His statements were inaudible.

Vice-Chairman Smolik commented that, based on what he was looking at, the retention basin is right in the middle of the wetlands. He remarked that was fine: it is delineated. He then stated that means they are still doing improvements in the wetlands. He asked if they were doing offsite mitigation.

Mr. Reyes answered yes, which is what he was talking about. He stated that report has been done.

Chairwoman Swallow asked for any other questions or comments.

Council Liaison Abens asked what measures are being taken to prevent fluids from cars – such as antifreeze, gasoline and oil – from entering the basin. He mentioned that, while many of the cars would be in good condition, some will have been involved in accidents. He stated there could be fluids leaking from these cars.

Mr. Reyes responded that the compound lot will be cordoned off. He believed there will be a

barrier system and that clay would be set down before the gravel.

Council Liaison Abens asked what kind of fence would surround the impound lot.

Mr. Reyes answered that it is a chain-link fence surrounded by a fiber mesh screening.

Chairwoman Swallow asked for any other comments from the Commission.

Vice-Chairman Smolik asked if Mr. Reyes's client would be opposed to the installation of a sidewalk in the front.

Mr. Reyes replied that he is aware of it and that it could be done. He then addressed the comments of City Engineer Rodriguez concerning a tree planting plan. He mentioned the front 10-foot buffer area and asked if that is where he is requesting landscaping.

City Engineer Rodriguez responded there just has to be some sort of tree planting plan. He referred to N.R.C.O. 1032.09. He stated that there is a tree planting plan requirement for commercial developments and that a landscaped buffer may fit that.

Mr. Reyes asked if the sidewalk would be on the inside or outside of the right-of-way.

City Engineer Rodriguez stated that it will be outside of the right-of-way.

Chief Building Official Fursdon stated that it is not a landscape buffer that is required out by the road, but rather a 10-foot parking buffer. He stated that parking cannot penetrate or transfer beyond the right-of-way line, because the sidewalk would be very close to the right-of-way line.

Chairwoman Swallow asked about storage of impounded vehicles. She asked if there would be indoor storage other than for towing vehicles; whether motorcycles and similar types would be stored outside.

Mr. Reyes responded yes. He stated that all parking in front, adjacent to the building, are for service vehicles.

Vice-Chairman Smolik stated that some of the parking lot appears to be located on the property line. He addressed Chief Building Official Fursdon and asked if this is allowed for commercial properties.

Chief Building Official Fursdon answered yes.

Chairwoman Swallow asked for any other comments or questions from the Commission. No discussion was offered. She asked for further information or comments from the administration.

City Engineer Rodriguez stated that he does not have any documentation regarding mitigation efforts. He requested that the applicant provide a copy.

Chairwoman Swallow opened the floor for public comment.

Council Liaison Abens expressed his concerns with the well-kept location proposed for this type of business. He spoke about his understanding of impound lots and commented that they start out nice but, over a period of years, are avoided by other businesses. He stated he understood they fit within the zoning requirements but that the nature of the towing and impound industry will not entice other businesses to the area.

Chairwoman Swallow addressed Assistant Law Director Morgan. She asked if members are looking only at the plan; not the land use.

Assistant Law Director Morgan responded yes. She stated that everyone is entitled to their opinion but all requirements are met for being located in the area proposed.

Chairwoman Swallow stated, though she understood the concerns voiced by Council Liaison Abens, she believed them to be issues of code enforcement: maintaining the property and making sure they are a good neighbor.

Assistant Law Director Morgan remarked that she believed the Police Department uses this facility and would be there a lot.

> It was moved by Smolik and seconded by Ali to approve the application conditional upon installation of a sidewalk along the frontage.

A voice vote was taken and the motion carried.

Yes – 4 No – 0 Abstain – 1

APPLICANT: Gavril Budai; G & S Property Investments, LLC.
1960 Radcliffe Dr, Westlake, OH 44145

OWNER: Gavril Budai; G & S Property Investments, LLC.
1960 Radcliffe Dr, Westlake, OH 44145

REQUEST: Preliminary approval for commercial storage units.

LOCATION: 34515 Mills Road and 34555 Mills Road; east of Jaycox Road and west of Mills Industrial Parkway, in an I-2 zoning district.
Permanent Parcel Nos. 07-00-018-101-280, 07-00-018-101-020

Deputy Clerk of Council Owens read the application along with the comments received from Administrative Officers, including Safety-Service Director Jeff Armbruster, Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Fire Chief John Reese.

Chairwoman Swallow asked the applicant to state his name for the record and to provide a description of his request.

Brent Anderson, Rafter A, Ltd., Land Surveying & Engineering, 700 Oberlin Road, Elyria, OH 44035, stated he is speaking on behalf of the owner and is proposing a 6-building storage condominium development, which is intended for storage of larger items, such as boats, RVs, motor homes and classic cars. He discussed the six buildings planned, which will vary in width and length – with more variation in the length than the width. He indicated that storm water design would be handled toward the front of the lot, which is where the outlets will be located. He stated that they would provide underground storage with some of the piping because of the size of the basins and overall impact to the site. He indicated that asphalt grindings are illustrated on the plans but, in response to comments from City Engineer Rodriguez, are looking at asphalt so as to not require a variance.

Chairwoman Swallow asked how many units will be in each building.

Mr. Anderson responded that it varies depending on the size of the building. He referenced the architectural plans, which show approximately 20 units, each with an overhead door measuring around 12 feet by 14 feet. He discussed the comments of Chief Building Official Fursdon concerning parking. He stated that there may be some additional outside parking but that the units would be large enough to accommodate parking inside.

Chairwoman Swallow asked about an onsite leasing or service office.

Mr. Anderson answered that there would be some sort of leasing office, likely in one of the first units. He discussed plans to include a utility sink and bathroom within each unit but are not intended for inhabitation. He stated that the condominium declarations could address the restrictions regarding living in the units.

Chairwoman Swallow discussed parking. She asked if each unit could accommodate an individual's personal vehicle in addition to either a large boat or camper; whether they would not be required to park outside in the service drives.

Mr. Anderson responded that it would depend on the size of the camper. He indicated that there may be additional outside parking with the final design. He stated the intent is to not have such items store outside.

Chairwoman Swallow expressed her concern is with the parking of a separate vehicle during loading and unloading of an RV.

Mr. Anderson answered that it would be right in front of the garage door.

Chairwoman Swallow asked if the service drives are wide enough to allow other traffic to circulate on the site.

Mr. Anderson responded that there would be plenty of area for parking spaces; but generally a two-way street would be around 24 feet wide. He mentioned that this is only a preliminary plan and these items would be discussed with the City Engineer Rodriguez.

Vice-Chairman Smolik inquired about the presence of bathrooms within each unit when solely for storage. He asked if possible for a plumber to run his business out of the unit.

Mr. Anderson discussed the different cities that have allowed these types of units to go in. He stated that generally this could be controlled with the condo declarations, if the units are sold as condominiums, or with the rental agreement. He said it would depend how the business owner is using the unit. He stated that he has seen where people have been restricted to store materials and not run their business out of it; and because parking would not be provided for that business.

Vice-Chairman Smolik asked if the intent is storage only.

Mr. Anderson responded yes, that it is a storage unit.

Vice-Chairman Smolik mentioned the improvements for storm water, which require the adjacent parcel. He asked if they plan to consolidate the two lots. He stated that he is not sure if storm water requirements could be dedicated to another parcel if they are not consolidated.

Mr. Anderson answered that, with the final storm water management plan, they would provide some type of easement for that parcel in whatever manner is required to ensure compliance with the codified ordinances. He stated that they are currently two separate lots but that there will be access agreements between the two lots.

Vice-Chairman Smolik commented that there would be some type of legal instrument which states the storm water basins are for the adjacent parcel.

Mr. Anderson responded exactly.

Vice-Chairman Smolik discussed Highland Drive, a residential area, which is located to the rear of the property. He asked if he would be opposed to some mounding along the back for additional buffering from vehicle headlights.

Mr. Anderson stated that, at a minimum, they would put in whatever is required by the city. He stated he would discuss with the owner if there would be any mounding. He mentioned that the plans are preliminary and that there would be landscaping at the rear of the property; that they are not indicative of the final number of trees that will be planted. He then stated that they would provide the appropriate buffering per the code requirements, mounding being an option.

Chairwoman Swallow asked for any other comments or questions from the Commission.

Council Liaison Abens commented that the plans look like a mixed development. He stated that the bathrooms are a concern and – along with the possibility of mezzanines – sounds like accommodations for a small business. He stated that it sounds as though automotive repair work could take place inside the units and that he is concerned with vehicle fluids getting into city's water system. He mentioned that most repair facilities are required to have a separator, which he does not see in their plans.

Mr. Anderson indicated that each building would have some type of sanitary access. He stated that the bathrooms are a convenience to the owner so that they are able to wash up after taking care of their vehicle, camper or other stored item. He stated that the mezzanine provides the individual with additional storage area.

Council Liaison Abens specified his concern is with vehicle fluids like oil, grease and antifreeze that would go down into the same drains and into the city's sanitary system.

Chairwoman Swallow asked for any other comments or questions from the Commission.

Member Ali discussed the car condos located off Route 77, which are essentially high scale man caves. He stated that people work on their cars there; that people have bathrooms and pool tables. He stated that they are almost like a gathering place. He asked about the possibility of a similar issue with this storage facility.

Mr. Anderson responded that he does not know the plans of each individual owner. He stated that it is labeled as a storage unit and that these issues can be controlled with the condo declarations and rental agreements.

Chairwoman Swallow asked for clarification concerning the rental agreements and owner declarations. She asked if they will be rented or sold as individual units.

Mr. Anderson responded that they are storage condominiums. He stated that a unit would be sold off to an individual owner, who has the option to maintain it as rental units if not sold as storage condominiums.

Assistant Law Director Morgan stated that she would be concerned to see what the rental agreement and condo agreement would look like. She mentioned that it is difficult to know what the Commission is being asked to approve if the applicant does not know what they plan to do. She stated that the Law Department would like to review a copy to confirm all city requirements are met. She asked these documents are available.

Mr. Anderson responded that they are not fully developed yet and that they are trying to get approval prior to moving on to the next phase of the plan.

Assistant Law Director Morgan replied that it is unclear exactly what they are asking members to approve.

Chairwoman Swallow stated that she agreed with Assistant Law Director Morgan. She mentioned she is concerned with possibility of ownership of a unit along with a bathroom; that it sounds more like a business than a storage unit. She stated that she wants to be very clear before moving forward as to the contemplated use of the facility.

Chief Building Official Fursdon stated that members should keep in mind that, as the project progresses, the Fire Department would be conducting an annual inspection. He stated that putting

in a manufacturing or car repair business would be a change of use; that they would then be required to submit all plans to comply with Ohio Building Code.

Chairwoman Swallow asked if those are permitted uses in this zoning district.

Chief Building Official Fursdon responded that it is an industrial zoning district, which allows for manufacturing. He stated that it was not clear at the time of the review as to the intended use; that the comment to require parking was in response to the occupant load. He indicated that the occupant load could increase if it were turned into a manufacturing facility, which may require more parking.

Chairwoman Swallow stated she agreed, which raised additional concerns. She asked if there were a change of use that required more parking, where the additional parking would fit.

Chairwoman Swallow asked for any other comments or questions from the Commission. No discussion was offered. She asked for anything further from the Administration.

Assistant Law Director Morgan stated that the comments from Chief Building Official Fursdon add to her confusion about what they are being asked to approve. She stated that it is difficult to approve something that could change after approval; that it would also be difficult for the applicant if they were to do something different from what had been approved.

Mr. Anderson stated that they are used for storage, regardless of whether they are sold as individual units or rented.

Assistant Law Director Morgan discussed the applicant's comments concerning the rental agreement or condo agreement. She commented that she had not seen these documents to know what sort of controls they contain.

Chairwoman Swallow responded that she has the same concerns.

Chief Building Official Fursdon explained that, depending on what the HOA document says, an individual could possibly purchase the unit as a condo; they could then put in a manufacturing facility that would not be permitted in that zoning district.

Mr. Anderson stated that having those fully developed seems a bit early. He indicated that, regardless of how the units are sold, they are all storage units. He stated that he is not asking for approval for a manufacturing facility; that they are not asking for approval for use by a business to be run out of each unit.

Assistant Law Director Morgan asked if the rental agreement or condo agreement will limit the units to storage only.

Mr. Anderson responded, yes, they are storage units.

Chairwoman Swallow opened the floor for public comment.

Dennis Boose, 6405 Denise Drive, North Ridgeville, OH 44039, stated that he had several questions before the meeting but now has more. He commented that he agrees with member Ali. He stated that, for a living, he financed commercial properties, and that he is familiar with man cave condos – auto condos – where they have a whole complex; that hundreds of people show up to meets where people show off their man caves, where they sometimes have pool tables.

Mr. Boose addressed the bathrooms as a concern. He then stated that he understood the need for a working sink, but that the toilet makes it a place where a person could live. He mentioned that he wanted to make sure there would be no outdoor storage; that it could not be inhabited; that one cannot run a business out of it. He indicated that he is concerned about parking and whether there would be enough room.

Mr. Boose spoke about the need for a buffer zone toward Highland Drive. He suggested that mounding with a fence would be an appropriate buffer. He stated that, while the proposed property is located within I-2 zoning district, it is next to a residential area. He then cited comments from Council Liaison Abens concerning its appearance as a mixed development; then expressed the importance of reviewing the rental agreement or condo agreement. He then listed several items he believed should be officially addressed: stormwater management, noise, lighting and encroachment on neighboring properties.

Chairwoman Swallow asked for any additional comment from the public.

Richard Friedel, 34670 Highland Drive, North Ridgeville, OH 44039, stated that he has been a North Ridgeville resident for 40 years. He mentioned that he had asked the owner if he would sell or consider leaving between 50 and 200 feet of trees. He stated he would have been happy with even 25 feet of trees, but that everything is now gone. He spoke about the buffer from Mills Industrial Parkway located at the end of Highland Drive, which is just a mound with pine trees. He stated that sound and light come through it. He mentioned that the applicant is proposing 250-watt lighting above the overhead doors of each unit. He proposed an 8-foot fence to block the headlights and some of the noise.

Mr. Friedel discussed the stormwater management plan for the 5.5-acre property. He stated that the area is known to flood with any heavy rain. He spoke about the high water in the ditches at the corner of Mills Road and Jaycox Road. He asked whether the storm sewers would be able to handle all the water.

Mr. Friedel indicated he had been told by the owner that the facility would be storage units. He stated that they do not look like storage units; that he is concerned the facility could easily accommodate a business.

Robert Becka, 34688 Highland Drive, North Ridgeville, OH 44039, stated he lives next door to Mr. Friedel. He stated he is concerned with the noise, hours of operation and lighting from the facility. He commented that he understood the need for a slop sink but not for a toilet. He agreed

with Mr. Friedel's proposal of an 8-foot fence so residents do not have to look at the facility.

Carol Becka, 34688 Highland Drive, North Ridgeville, OH 44039, stated that she is concerned with the water retention basin located at the front by Mills Road. She indicated that homeowners have experience more flooding in their backyards now that all the trees have been removed.

Laura Orient, 34704 Highland Drive, North Ridgeville, OH 44039, has lived there for 18 years. Similar to her neighbors, she stated that flooding is a concern. She stated that the city has addressed most of it by installing retention basins at the opposite side of Highland Drive. She mentioned that there is now standing water in her back yard since the removal of all the trees. She asked that the plans address this issue.

Ms. Orient spoke about her concerns with the facility located in such close proximity to a residential area. She discussed the chain-link fence proposed for the facility, and remarked that it would be inappropriate against a housing development. She stated she is concerned with the amount of dust from a gravel access drive, which may not provide enough room to turn an RV into a garage. She addressed her concern with the 250-watt lighting proposed above each unit door and the problems that could arise with ownership of a storage unit with a bathroom.

Patti Friedel, 34670 Highland Drive, North Ridgeville, OH 44039, addressed the comments from Commission members. She stated she had never heard of the man cave storage units or about the water runoff and potential of exacerbating flooding issues. She asked that members consider the concerns expressed.

Mr. Friedel discussed the inadequacy of the buffer the applicant proposed for the facility. He stated that what is being proposed would need a 200-foot buffer.

Mr. Boose spoke about flooding that the city has worked hard to address. He indicated that Pitts Blvd and Gina Dr are prone to flooding. He stated that lighting proposed over each door tells him that the facility is something more than storage units. He addressed the comments from Ms. Orient about maneuverability of an RV in the amount of space provided. He then discussed his concern if the units are sold, the bathrooms, the noise and lighting. He commented on the underground stormwater management system that had been proposed and how it would work. He stated that he believed the condominium agreement and rental agreement need to be reviewed before rendering a decision.

Ms. Orient asked if heating and air conditioning are proposed for the storage facility.

Chairwoman Swallow asked if there would be any outdoor storage onsite.

Mr. Anderson responded they are all indoor storage units. He addressed the bathrooms and asked if one bathroom or possibly two restrooms – one at each end of the building – would be more appealing. In response to the question from Ms. Orient, he stated that they are climate-controlled with heat – no air conditioning – because there is water in the units. To address the concerns with light pollution, he proposed downcast lighting for the facility. He remarked that the final plans

will meet the city's requirements. He discussed stormwater management plan. He stated that the overall topography of the property – albeit flat – does flow from the back to the front. He indicated that the plan does illustrate underground stormwater infrastructure to help remove that water. He again stated their intent to comply with all city requirements, which will be addressed in the final plans. In response to comments about landscaping, he stated that the plan is not to provide 11 trees; that appropriate screening would be provided as required by the city.

Chairwoman Swallow asked if a solid fence would be an option rather than a chain-link fence.

Mr. Anderson responded that a chain-link fence does provide for the security of the facility but, if preferred, they could comply with that request.

Chairwoman Swallow commented that she realized this was only a preliminary plan, but that it appeared to be more than storage units. She asked if the applicant would be willing to address in the covenants for the condominium agreement, or leasing agreement, that no business uses or only permitted business uses would be allowed.

Mr. Anderson replied that if it complied with zoning. He then stated that they are going for storage units; they are not looking to insert businesses or industrial manufacturing, or anything other than storage units.

Chairwoman Swallow asked if they would be willing to include that as part of the covenants or lease agreements.

Mr. Anderson responded yes.

Chairwoman Swallow continued, without that commitment, she found it difficult to consider approving a preliminary plan. She stated that any type of business use in the facility would change what is required for approval of a preliminary plan. She commented that, even if parking would be available inside the units, she could not fathom any situation where parking would not be required onsite, outside of the units. She stated it is something she felt should be addressed. She then asked about hours of operation.

Mr. Anderson answered that storage units typically offer 24-hour access.

Chairwoman Swallow asked about refuse management and if there would be a dumpster.

Mr. Anderson replied that no dumpster is planned but, if required, they could put in a refuse area.

Chairwoman Swallow remarked that she would think the some sort of refuse management would be required, but that noise from a dumpster being tipped would be a concern.

Mr. Anderson stated that refuse could be addressed in the condo declarations or lease agreements; that the refuse must be handled by the owner. He stated that, if required by the city, they would comply.

Chairwoman Swallow asked if there were any other questions from the Commission.

Mrs. Friedel spoke about water runoff and a small drain at the end of her property. She expressed concern with the stormwater management system. Some of her comment was inaudible.

Chairwoman Swallow stated that the woods would help absorb water. She mentioned that, prior to obtaining final approval, the applicant would be required to submit a detailed drainage plan to City Engineer Rodriguez. She stated that it must show that the stormwater can be managed onsite and that it would not run onto neighboring properties. She discussed the proposed underground system which is a very effective way of managing, because it holds the water in a tank until the storm sewer can manage it. She asked about sanitary drains, should there be washing inside the units.

Mr. Anderson answered that any washing within the units would have to go through the sanitary system. He stated that any outside water would have to hit the pavement and go into their stormwater management system and go through the appropriate outside drains. He commented that it is not their intent to negatively impact the residents' properties.

Chairwoman Swallow clarified it is a requirement that the design provide for stormwater management; that it must show that water would stay on the property and would be maintained on the property in the future.

Rich Fredrickson, Engineer for Rafter A, Ltd., Land Surveying & Engineering 700 Oberlin Road, Elyria, OH 44035, spoke further about the stormwater. He indicated that the city requires less water leave their site; that they must control it better than before the trees were removed. He stated that the water would enter their stormwater system; that the water would then sit it in the underground tank to outlet slowly into the ditch at the front of the property.

Mrs. Friedel stated that the ditches on Mills Road are full with every rain.

Chairwoman Swallow responded that her concern is precisely why the City Engineer is involved in the stormwater management plan. She stated that this is the reason for the underground storage tanks.

Council Liaison Abens addressed the comments from Chairwoman Swallow concerning a refuse plan.

Chairwoman Swallow stated that this is a preliminary plan only and that not every detail is required for preliminary approvals. She indicated that she liked the willingness of the applicant to restrict the units to storage and no business use; that moving the bathrooms is reassuring. She then mentioned that parking should be addressed in a final plan. She asked for any questions or comments from the Administration.

Assistant Law Director Morgan stated that an I-2 zoning district is a good location for the storage units but that it does butt up against a residential district. She commented that considerations

must be taken because of that. She asked if Commission members are comfortable that they have enough information regarding parking, the lease agreement, refuse management and stormwater management. She stated that these items should be considered when members vote.

Chairwoman Swallow asked for any further discussion. No discussion was offered.

It was moved by Smolik and seconded by Maleski to deny the application.

Chairwoman Swallow asked the applicant if they would like to request a deferral to a later date so that they could address some of the concerns raised.

Mr. Anderson agreed with the suggestion of Chairwoman Swallow to postpone the application.

The motion to deny the application was withdrawn.

It was moved by Maleski and seconded by Smolik to accept the request for postponement of the application.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

Chairwoman Swallow stated that the application had been deferred to a later date which could be scheduled with Deputy Clerk of Council Owens.

ADJOURNMENT:

Chairwoman Swallow announced the next regular meeting scheduled for June 11, 2019.

The meeting was adjourned at 8:38 P.M.

Jennifer Swallow
Chairwoman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, June 11, 2019
Date Approved