

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – JUNE 11, 2019**

TO ORDER:

Vice-Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

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

Excused were members James Maleski and Chairwoman Jennifer Swallow.

Also present was Chief Building Official Guy Fursdon, City Engineer Dan Rodriguez and Deputy Clerk of Council Michelle A. Owens.

MINUTES:

Vice-Chairman Smolik asked if members had the opportunity to review the minutes of the regular meeting on May 14, 2019. He asked if there were any corrections to the minutes. No discussion was offered. The minutes stand approved.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Vice-Chairman Smolik asked the Clerk to read the first application.

APPLICANT: Jeremy Fry, PE; Cypress Engineering
 9049 Dover Rd, Apple Creek, OH, 44606

OWNER: Blue Marble Victory Lane, LLC
 7725 Victory Ln, North Ridgeville, OH 44039

REQUEST: Preliminary approval for additions to existing sports complex and retail space.

LOCATION: East side of Victory Lane, in an I-2 zoning district.
 Permanent Parcel No. 07-00-003-102-093

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 Assistant Fire Chief Mike Uhnak.

Vice-Chairman Smolik asked for a representative to come forward. He directed them to state

their name and address, and provide a description of their request.

Jeremy Fry, PE, Cypress Engineering, 1355 NW Lebanon Rd, Dalton, OH 44618, stated it is a request for a new addition to the sports complex at Victory Park. He spoke about their plan to add two additional retail spaces, with basketball courts to the south and an indoor softball complex at the northern side. As requested by the Fire Department, he spoke with Assistant Fire Chief Uhnak to discuss the issues presented and felt they could easily be resolved. He stated they will comply with all requirements as specified by the City Engineer and Chief Building Official.

Vice-Chairman Smolik asked for questions or comments from the Administration. He asked if the retention basin that exists would be expanded.

Mr. Fry responded that the current storm sewer system goes behind the property and down the south side. They will add catch basins if necessary. With the first phase, they did add catch basins.

Vice-Chairman Smolik observed no free space for retention on the parcel between the buildings and the parking lot. He asked if had missed something.

City Engineer Rodriguez stated that onsite retention had been supplied for the entire complex when Victory Lane was developed.

Vice-Chairman Smolik asked if they would be using some of the stormwater retention credits.

City Engineer Rodriguez responded correct.

Vice-Chairman Smolik indicated that approximately 120 parking spaces were required. He stated that only 96 are onsite.

Mr. Fry responded that he had calculated the required parking spaces for retail spaces, as required by N.R.C.O. Chapter 1284. He stated that he was unable to find the exact use for the spectator seating at the basketball courts and softball fields. He based his calculations on those required for theaters and auditoriums. He mentioned that the issue had previously been addressed at the Planning Commission meeting in 2015. In anticipation the issue would be encountered again, he provided a letter in support.

Mr. Fry stated he will be permitted to use 100 spaces of the lot to the south. He noted he will coordinate events with the lot to the south.

Vice-Chairman Smolik asked if there was a contract or legal instrument.

Mr. Fry replied that the parking arrangement could only be substantiated by the letter provided by Joe Borkey, Victory Park Ohio, to Tom O'Brien, the owner of Blue Marble Victory Lane. He believed a contract could be obtained if required.

Vice-Chairman Smolik asked Chief Building Official Fursdon if parking requirements had been met.

Chief Building Official Fursdon replied that they do with the additional support from the adjacent property. He recommended legal documentation of their agreement.

Vice-Chairman Smolik asked for comments from the Commission. No discussion was offered. He opened the floor for public comment. No discussion was offered. He asked for comment from the Administration.

City Engineer Rodriguez referenced page 7 – *Preliminary Main Floor Layout Plan* – of the plans. He asked if they will be submitting a more detailed set of plans.

Mr. Fry responded yes; that it they intend to provide a full submittal.

City Engineer Rodriguez commented that he had checked the plans for Victory Ln when originally developed. He stated that there are two water quality ponds: a smaller pond for Victory Ln and a larger pond for the proposed development of the entire site.

Vice-Chairman Smolik asked if the facility will be open during construction.

Mr. Fry replied that the center area will be. He stated their plans are to build the north phase first – the basketball courts and two retail spaces – then complete construction the following spring or summer.

Council Liaison Abens asked about the anticipated customers for the complex.

Mr. Fry responded that it was generated for youth sports. He stated that it is currently used for softball and fast pitch training, but that they want to expand. He indicated that they are looking to use the complex for AAU basketball, volleyball and softball.

Council Liaison Abens remarked that the proposed bleacher seating would not hold many spectators.

Mr. Fry stated that he had talked to owners about seating, but they do not anticipate any large-crowd events. He stated that a majority will be parents and grandparents.

Vice-Chairman Smolik asked whether it would be used more for practice and training or for competition.

Council Liaison Abens asked if they expect it to be used for tournaments, then suggested that seating could be an issue.

Mr. Fry responded that there could be tournaments, which had prompted the parking arrangement between Victory Park Ohio and Blue Marble Victory Lane. He commented that

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – JUNE 11, 2019**

PAGE 4

there are only two courts.

Mr. Fry mentioned that, with his own children, he had recent experience with the issue. He stated that there were only a few parents standing, but that it usually was not a problem.

It was moved by Abens and seconded by Ali to approve the application as presented.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:14 PM.



**James J. Smolik
Vice-Chairman**



**Michelle A. Owens
Deputy Clerk of Council**

Tuesday, July 09, 2019
Date Approved