



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road
North Ridgeville, Ohio 44039

President of Council Kevin Corcoran

President Pro-Tem Bernadine R. Butkowski
Council member Roseanne Johnson
Council member Terrence P. Keenan

Council member Dennis J. Boose
Council member Bruce F. Abens
Council member Bob Chapek

Mayor G. David Gillock
Clerk of Council George E. Smith

Monday, May 16, 2016 AGENDA - REGULAR MEETING

1. **CALL TO ORDER: 7:30 P.M.**
2. **INVOCATION:**
3. **PLEDGE OF ALLEGIANCE:**
4. **ROLL CALL:**
5. **MINUTES - Corrections (if any) and approval:**

City Council meeting minutes of May 2, 2016
(Council action required)

Please note:

Planning Commission meeting minutes of May 10, 2016

Safety Committee meeting minutes of May 2, 2016

Workers Compensation Safety Committee meeting minutes of April 28, 2016

6. **LOBBY:**
7. **ADMINISTRATOR'S REPORTS:**
 - A. **Mayor**
 - B. **Safety-Service Director**
 - C. **Engineer**

D. Auditor

April 2016 Financial report

E. Other Reports

April 2016 Fire Department report
April 2016 Support Car report

8. COUNCIL COMMITTEE REPORTS:

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Planning Commission action(s) taken at the May 10, 2016 meeting:

APPLICANT: Chris Livingston, Avison Young Ohio, LLC, 600 Superior Avenue, #910, Cleveland, Ohio 44114

OWNER: Hazem Nouraldin, North Ridgeville Shopping Center, LLC, 30875 Doral Lane, Westlake, Ohio 44145

REQUEST: Site plan approval for construction of a 347,205 square foot commercial building facility known as Project TDQ.

LOCATION: 38889 Center Ridge Road in a B-3 District; Parcel nos. 07-00-046-108-034, 07-00-046-108-047 and 07-00-046-108-048.

PC ACTION: **Approved by a vote of 5-0.**
(Council action required)

APPLICANT: Chris Livingston, Avison Young Ohio, LLC, 600 Superior Avenue, #910, Cleveland, Ohio 44114

OWNER: Hazem Nouraldin, North Ridgeville Shopping Center, LLC, 30875 Doral Lane, Westlake, Ohio 44145

REQUEST: Approval of petition to rezone parcels from B-3 Highway Commercial zoning district to I-2 Light Industrial zoning district under temporary legislation T 61-2016.

LOCATION: 38889 Center Ridge Road in a B-3 District; Parcel nos. 07-00-046-108-034, 07-00-046-108-047 and 07-00-046-108-048.

PC ACTION: **Approved by a vote of 5-0.**
(Council action required)

12. RECESS:

13. FIRST READINGS:

Ordinance and Resolution submittal(s)

- T 65-2016 AN ORDINANCE AMENDING N.R.C.O. SECTION 1224.02, *PLATS AND DATA FOR FINAL APPROVAL OF SUBDIVISION PLATS*, BY UPDATING ANTIQUATED REQUIREMENTS WITH PLAT DRAWING SUBMISSIONS.
(Introduced by Councilman Keenan)
- T 66-2016 AN ORDINANCE AMENDING N.R.C.O. SECTION 1224.05, *APPROVAL PROCEDURE FOR SUBDIVISIONS INVOLVING MORE THAN FIVE LOTS*, BY UPDATING THIS SECTION TO BE CONSISTENT WITH OTHER SECTIONS REQUIRING COPIES FOR FILING WITH PLANNING COMMISSION.
(Introduced by Councilman Keenan)
- T 67-2016 AN ORDINANCE AMENDING N.R.C.O. SECTION 1228.01, *DUTIES OF CITY ENGINEER*, BY UPDATING ANTIQUATED REQUIREMENTS WITH CONSTRUCTION DRAWING SUBMISSIONS.
(Introduced by Councilman Keenan)
- T 68-2016 AN ORDINANCE AMENDING N.R.C.O. SECTION 1246.03, *PROCEDURE*, BY UPDATING THE SECTION TO BE CONSISTENT WITH REQUIRED COPIES FOR SUBMISSION TO PLANNING COMMISSION.
(Introduced by Councilman Keenan)
- T 69-2016 AN ORDINANCE AMENDING N.R.C.O. SECTION 1282.04, *PRELIMINARY DEVELOPMENT PLAN REQUIRED; CONTENTS*, BY UPDATING THE SECTION TO BE CONSISTENT WITH REQUIRED COPIES FOR SUBMISSION TO PLANNING COMMISSION.
(Introduced by Councilman Keenan)
- T 70-2016 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$2,900,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING LEAR NAGLE ROAD, LORAIN ROAD, CHESTNUT RIDGE ROAD AND COOK ROAD BETWEEN CERTAIN TERMINI BY WIDENING, GRADING, DRAINING, CURBING, CONSTRUCTING AND RECONSTRUCTING THE PAVEMENT BASE, SIDEWALKS, DRIVEWAY APPROACHES, STORM SEWERS AND REQUIRED STORM WATER QUALITY STRUCTURES, WATER MAINS, RETAINING WALLS AND CULVERTS ACROSS MILLS CREEK AND ROBINSON DITCH, WHERE NECESSARY, SURFACING AND RESURFACING AND ACQUIRING AND INSTALLING STREET LIGHTING AND TRAFFIC CONTROL SIGNALS AND SIGNAGE, IN EACH CASE TOGETHER WITH NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO, AND ACQUIRING REAL ESTATE AND INTERESTS THEREIN IN CONNECTION THEREWITH.
(Introduced by Mayor Gillock)

- T 71-2016 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH FRANK WEBER FOR PROFESSIONAL ARCHITECTURAL SERVICES.
(Introduced by Mayor Gillock)
- T 72-2016 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 1444, *BUILDING PERMITS AND FEES*, BY INCREASING THE FEES CHARGED FOR THE EXAMINATION OF PLANS FOR BUSINESS, COMMERCIAL OR INDUSTRIAL BUILDINGS.
(Introduced by Mayor Gillock)
- T 73-2016 AN ORDINANCE APPROVING THE SALE OF CERTAIN PERSONAL PROPERTY OWNED BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO O.R.C. SECTION 721.15(D).
(Introduced by Mayor Gillock)
- T 74-2016 AN ORDINANCE CREATING THE FULL-TIME POSITION OF CLERK OF MAYOR’S COURT, CMC (CERTIFIED MAYOR’S COURT CLERK).
(Introduced by Mayor Gillock)
- T 75-2016 AN ORDINANCE AMENDING THE ORIGINAL DEPARTMENT HEAD SALARY ORDINANCE NO. 2725-93 AND SUBSEQUENT AMENDMENTS THERETO UP TO AND INCLUDING THE MOST RECENT AMENDMENT REFLECTED IN ORDINANCE NO. 5279-2015 BY INCLUDING THE FULL-TIME POSITION OF CLERK OF MAYOR’S COURT, CMC, AND ESTABLISHING THE PAY RATE SCALE FOR THIS POSITION.
(Introduced by Mayor Gillock)
- T 76-2016 AN ORDINANCE AUTHORIZING THE EXPENDITURE OF FUNDS IN THE AMOUNT OF \$50,020.00 FOR THE ACQUISITION OF REAL PROPERTY INTERESTS NECESSARY FOR THE WIDENING AND IMPROVEMENT OF LEAR NAGLE ROAD.
(Introduced by Mayor Gillock)
- T 77-2016 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE SUBBASINS 5, 6, 7 AND 8 SANITARY SEWER REHABILITATION PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$150,000.00.
(Introduced by Mayor Gillock)

14. SECOND READINGS:

- T 61-2016 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE FOLLOWING LAND: LOCATED AT 38889 CENTER RIDGE ROAD; PERMANENT PARCEL NUMBERS 07-00-046-108-034, 07-00-046-108-047 AND 07-00-046-108-048; FROM B-3 HIGHWAY COMMERCIAL DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT AND OWNED BY NORTH RIDGEVILLE SHOPPING CENTER, LLC.

(Introduced by petition of North Ridgeville Shopping Center, LLC; First reading 05/02/2016; Referred to PC on 05/02/2016; PC on 05/10/2016; Public hearing scheduled for 05/16/2016)

- T 64-2016 AN ORDINANCE APPROVING THE FINAL PLAT OF NORTH RIDGE POINTE SUBDIVISION, PHASE 2, FOR RECORDING PURPOSES ONLY.

(Introduced by Mayor Gillock; First reading 05/02/2016)

15. THIRD READINGS:

- T 17-2016 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE FOLLOWING LAND: LOCATED AT 36068 LORAIN ROAD; PERMANENT PARCEL NUMBER 07-00-025-106-060; FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY TIMOTHY TESMER.

(Introduced by petition of Michael Tully, guardian to Timothy Tesmer; First reading 03/07/2016; Referred to Planning Commission and Building and Lands on 03/07/2016; B&L on 03/21/2016; B&L report accepted on 04/04/2016; PC on 04/12/2016; PC report accepted on 04/18/2016; Second reading 05/02/2016; Public hearing scheduled for 05/16/2016)

- T 52-2016 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 1056 *CONSTRUCTION SITE SOIL EROSION, SEDIMENT, STORM WATER RUNOFF AND STORM WATER QUALITY CONTROLS AND REGULATIONS* BY INCLUDING THE NEW REQUIREMENTS CONTAINED IN THE OHIO EPA PERMIT REVISED SEPTEMBER 11, 2014.

(Introduced by Mayor Gillock; First reading 04/18/2016; Second reading 05/02/2016)

- T 53-2016 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 660 *SAFETY, SANITATION AND HEALTH* BY ALLOWING CERTAIN TYPES OF NON-STORM WATER DISCHARGES TO THE SURFACE WATERS OF THE STATE.

(Introduced by Mayor Gillock; First reading 04/18/2016; Second reading 05/02/2016)

16. MEETING ANNOUNCEMENTS:

- The next regular Council meeting will be on **Monday, June 6, 2016 at 7:30 P.M.** in Council Chambers.

17. ADJOURN: