

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MAY 14, 2013**

To Order: Chairman Jim Rothgery 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, Larry Mollenkamp, Robert Olesen and Jim Rothgery.
Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler and Secretary Donna Tjotjos.

Minutes:

Chairman Rothgery asked if everyone had a chance to review the minutes of the regular meeting held April 9, 2013. He stated if there are no corrections to those minutes, then they would stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

Chairman Rothgery moved the meeting on to new business and asked the Secretary to read the first application.

NEW BUSINESS:

APPLICANT: Jim W. Kilby, 35296 Chestnut Ridge Road
OWNER: Harvest Ridge Church, 35600 Lorain Road
REQUEST: Approval to construct a storage building
LOCATION: 35600 Lorain Road, the portion of parcel north of Route 10 with access from Avon Belden Road in an R-1 District
Permanent Parcel No. 07-00-024-101-109

Application was read along with Administrative Officer's comments received from Chief Building Official Fursdon, Police Chief Mike Freeman, Fire Chief John Reese and City Engineer Scott Wangler.

Chairman Rothgery asked if the representative would step up to the podium and explain his request.

Mr. Jim Kilby of 35296 Chestnut Ridge Road explained that just as was read in the comments; it is like a storage building and is kind of big. It is a storage building that will be used as a storage building at this time. However, the long term plan is to develop that area

when funding comes in place and things fall in order. That may be a little while to get the funding for that, but they would like to at least develop the area toward route 10 and that would be the front so that this storage building will be out of the way and won't obstruct any options that may be chosen for that development. For the time being this is proposed to store lawn maintenance equipment to maintain that property.

Chairman Rothgery asked how they will get access to that building. He asked if there was going to be a drive to it.

Mr. Kilby stated that there is a drawing that shows a drive to it but it stops. The reason for that drive stopping there is that the drive would actually come further south toward Lorain Road. Anything stored in there will be small stuff. There is a parking space inside that area that is very small. The intent is not to run a road over there. It is put there because of long term use, because eventually, there will be a drive coming down toward the south and then going back up there.

Chairman Rothgery asked if the intent in the future was to build a new church there.

Mr. Kilby stated absolutely.

Chairman Rothgery stated that there is 7.24 acres of wetland. He stated that this project will be dealt with in the future when plans come before the Planning Commission.

Mr. Kilby stated that the wetlands have already been delineated and they do have the letter from the Army Corp of Engineers which is good for five years. He explained that what is seen on the drawing is accurate. He stated that they have dealt with the EPA in regard to the little area to the south which is controlled by the EPA. The bigger area consisting of the 7.24 acres of wetland is controlled by the Army Corp. In the long term they plan on leaving the north side wetland as it is and then they will mediate the little .19 acres. That might happen this year and it may not. The long term facility will take a long time to get the funding.

Chairman Rothgery opened the floor to the Planning Commission members for questions or comments.

Member Olesen stated that he liked the idea that they are planning ahead. He said this is a good idea and he wished we had more of that in this city.

Mr. Kilby stated there is a lot more thought that is on paper that isn't being seen.

Member Mollenkamp asked if the house that is located on 83 will be demolished.

Mr. Kilby stated right, even on the drawings there is a note that, that house will be

demolished. He explained there are tenants there that will be out at the end of this month and so demolition of that building will probably take place during the summer.

Chairman Rothgery asked if there were any other questions from the Commission. Hearing none, he opened the floor to the Administration for questions or comments. No comments were made and Chairman Rothgery opened the floor to the audience for questions and comments. He asked that anyone who would like to speak to step to the podium and state their name and address.

James Dunaway of 35535 Chestnut Ridge stated they own the adjacent property behind this parcel. He stated that this project consisting of 20 acres has a current hunting permit for that parcel. He stated he has seen flags back there and asked what that is for there. He explained there are a lot of downed trees all down through there. Someone came through there with a chainsaw and wacked out some of those trees. He stated there is a city ditch that runs along his property. He noticed that someone was chopping a lot of trees down. He noticed flags approximately where that square is going to be located. He asked if that was where this building is going.

Mr. Kilby stated yes.

James Dunaway stated the only issue he has is that he has four kids and they ride four wheelers around through there and with the trees down and stuff. He stated he has been just cutting them back and dragging them back into the woods. He stated he just wanted to know what was going on and who is going to be back there.

Mr. Kilby stated there shouldn't be any cut trees on this neighbor's property.

James Dunaway stated there were some that had fallen and he just cut them in order to gain access to the road.

Mr. Kilby stated that on this property in question, the Amish did come in and make selective cuts in order that they use the cuts as timber. They didn't clear anything and that is what the neighbor sees there.

James Dunaway stated he didn't want anyone on the other side of that ditch. He stated he has no trespassing signs up. He stated he is ten feet on the other side of the city ditch. He has a surveyor coming this weekend to shoot that whole side from Chestnut Ridge all the way down to the back. He didn't want anybody back there with the four wheels and the kids. He stated that gains access to the back of his house. He owns the other 8 acres all the way to Chestnut Ridge with 17 acres that are back there. As of right now, he wanted to make sure that the stakes he saw is for what is being proposed. He explained that he has a bird watch that overlooks the lake that is about 20 feet high. He stated he doesn't want anyone on there

and getting hurt.

Mr. Kilby stated that the bird watch is on the other side.

James Dunaway stated yes it is up where the properties divide. It is ten acres from the house and you can't see it from the house.

Chairman Rothgery asked if there was anyone else who would like to speak.

Shawn Darby of 35615 Chestnut Ridge stated his property also backs up to this property. He asked what will happen with all the water. He stated that his backyard is at a higher elevation than any of that property. He could take a backhoe bucket out and twenty minutes later it is flushed with water. He asked how they are ever going to build a church and how are they going to deal with the waste water. Right now, he stated, that whole area back there is like a Louisiana Bayou. There is one drainage ditch after another and none of it flows. After a heavy rain, the water lays for days.

Chairman Rothgery stated that the resident has a typical North Ridgeville home.

Shawn Darby stated that he understands that but if they are going to do this will they be bringing in a lot of fill in. If they bring a lot of fill in they are going to change the elevation.

Chairman Rothgery stated to do this project shouldn't require any fill in.

Shawn Darby asked about the church afterward.

Chairman Rothgery stated that Planning Commission does not have those plans yet. All that is in front of the Commission at this time is the storage building.

Shawn Darby stated that is it for his comments.

Chief Building Official stated the future plans will be discussed when they are ready to construct.

Dan McDonnell of 35817 Chestnut Ridge asked where exactly the storage building will be built and where the access road is located. He asked if it was off route 83 or Chestnut.

Mr. Kilby showed Mr. McDonnell where the storage building will be located and where the entrance will be. He also showed the wetland areas so that everything was clear.

Dan McDonnell asked if they would be touching that area.

Mr. Kilby stated no. It is a big cost to do that.

Chairman Rothgery asked if there was anyone else who would like to address this matter. Hearing none he moved the discussion back to the Planning Commission. Hearing no other comments he asked for a motion.

It was moved by Hurst, seconded by Anderson to approve.

Chairman Rothgery asked the Secretary to call the roll.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

APPLICANT: Brian Cave, Pulte Homes of Ohio, LLC, 387 Medina Road, Suite 1700, Medina, OH 44256

OWNER: Pulte Homes of Ohio, LLC, 387 Medina Road, Suite 1700, Medina, OH 44256

REQUEST: Final plat approval of Pioneer Ridge of Waterbury PCD, Phase 12

LOCATION: East of Bender Road, north of corporation line, south and east of Pioneer Ridge, Phase 10 in Waterbury PCD

Permanent Parcel No. 07-00-036-000-002 and 07-00-037-000-652

Application was read along with Administrative Officer's comments received from Chief Building Official Fursdon, Police Chief Mike Freeman, Fire Chief John Reese and City Engineer Scott Wangler.

Chairman Rothgery asked for a representative.

Mr. Brian Cave of Pulte Homes, 387 Medina Road, Medina, Ohio explained that this is their last phase and the theme of this phase is really speaking from Pulte. He was asked to thank the Commission and the city. It has been a real pleasure for them to work within the city and they aren't going anywhere for the next three years, but this may be the last phase that is brought to this Commission. He thanked the Commission for working with them through all these phases. He stated this is the last 54 lots of this section of the PCD. He stated the only comment that he would like to address is the request that; with the past phases in regard to Mr. Wangler's comment in terms of the radii being passed with his approval as was in past phases without a variance.

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

Member Olesen stated that Chief Building Official Fursdon brought up the subject of being code compliant in his comments and he wanted Chief Building Official Fursdon to expand on that comment.

Chief Building Official explained the Commission has to realize that Pioneer Ridge is part of

Waterbury PCD and the density and open space final determination isn't made until the last phase comes in. Although, Pulte may be finishing up with Pioneer Ridge, there are still two more phases in Waterbury before they complete and for the overall Waterbury PCD, they will have to prove their 3.24 density which is less than the 3.99 but it doesn't go by phase, it goes by the overall subdivision and the same way with the open space. Mr. Olesen asked him and he then asked Mr. Olesen to bring that subject up so that it could be explained in order that Planning Commission is clear on how we determine density if someone looks and stated that it isn't 3.24 as we state in the ordinances.

Chairman Rothgery asked the Commission if they had a problem with the radii that was mentioned in the City Engineer's comments. He addressed the City Engineer and asked if they would just need to put speed limit signs up.

City Engineer Wangler stated that they need to lower the speed limit on those turns. He stated it is not a main street and he doesn't see it carrying a lot of traffic. It will just be local traffic.

Chairman Rothgery opened the floor to the Administration for comment. Hearing none, he moved the discussion back to Planning Commission and asked for a motion. He asked that if Planning Commission is okay with it, that they state in their motion that the radii is okay without a variance.

Member Hurst stated that he believes that is inferred as part of the motion and discussed in the minutes

Chairman Rothgery addressed the Assistant Law Director and asked if that was ok.

Assistant Law Director stated that if the Planning Commission is accepting what they are showing and what they are giving them, than it is ok.

Member Mollenkamp stated that basically what the Commission is saying is that they are allowing the curvature of radii of 290 without going for a variance at all. He asked if Planning Commission did this in any other phase in Pioneer Ridge.

Chairman Rothgery stated that the Planning Commission has done this a few times.

Member Olesen stated he believes Planning Commission allowed this in the complex on Bagley.

Member Mollenkamp stated when the Chief Building Official spoke of Waterbury PCD he was concerned as to whether this was done in any other phase within Waterbury.

Brian Cave stated that with his knowledge, this was done in the last two phases.

Chief Building Official Fursdon explained that it happens mostly in the cluster areas of Waterbury. The main phases where there are the single family homes; there isn't a tight confinement of the housing and the lots. It is more open and you don't really see the tight turning radius that you see in some of the cluster areas.

Member Olesen stated his only comment is that we appreciate his kind words for the city, but we also feel that Pulte has been a pretty good citizen here too.

Chief Building Official Fursdon asked that Mr. Cave thank Stan Katanic for all his help throughout the years.

Brian Cave stated that Stan really wanted to be here but had a prior engagement and asked that he thank the Commission as well.

Chairman Rothgery stated he personally has never heard a complaint about Pioneer Ridge, which is very good. He asked for a motion.

It was moved by Anderson, seconded by Mollenkamp to approve

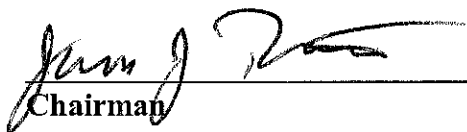
Yes, 5 No, 0

Motion was approved by a vote of five to zero.

ADJOURNMENT:

Chairman Rothgery stated that there was no other business to be brought before the Planning Commission. He adjourned the meeting.

Meeting adjourned at 7:35 P.M.


Chairman


Secretary

June 11, 2013
Date Approved