

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING MAY 10, 2016**

To Order: Vice Chairman 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, Jennifer Swallow, Council Liaison Terrence Keenan, Vice Chairman Larry Pierce, and Chairman Jim Rothgery.
Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler, Mayor David Gillock, and Deputy Clerk Donna Tjotjos. Safety-Service Director Jeffry Armbruster arrived at 7:25p.m.

Minutes: Chairman Rothgery asked if the members of the Commission had a chance to review the minutes of the regular meeting dated April 12, 2016. He stated if there are no changes to those minutes, they will stand approved as presented and will be placed on file.

Correspondence: None

Old Business: None

NEW BUSINESS:

APPLICATION:

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
Permanent Parcel Nos. 07-00-046-108-034, 07-00-046-108-047, and 07-00-046-108-048

Application was read along with comments received from the Administrative Officers including Chief Building Official Guy Fursdon, Safety-Service Director Jeffry Armbruster, Mayor David Gillock, City Engineer Scott Wangler, Police Chief Mike Freeman and Fire Chief John Reese.

Chairman Rothgery explained the procedure of the Planning Commission meeting. He asked the representative to state their name and address for the record and explain the plan being presented.

Mike Sullivan, CEO and owner of Peak Construction located in Des Plaines, IL, 1011 E. Touhy Avenue, Suite 100. He is representing the team tonight and if there is a technical question that needs to be fielded by any of them, I would be happy to answer them. He stated before he gets

into those introductions, he wanted to thank a couple of people. The Mayor has been terrific to work with along with Scott, Guy and Donna. He stated that they work with a lot of communities and it has been very refreshing to get that kind of energy and enthusiasm. They are delighted to be here tonight. TDQ is the name of the proposed site, just east of the Bowling Center off Center Ridge Road. The team in attendance tonight is Chris Livingston from Avison and Young and Jonathon his colleague to the right are the formal applicants tonight on the purchase agreement with the existing land owner. Kevin See is from Scannell Properties located in Indian, who will be developing the property and will own the property moving forward. His company, Peak Construction, quarterbacked the design of the construction and technical aspects of it. They have reached out here locally to engage Doug, with RE Warner who has helped them quarterback this process on the site that started in January and then in addition to that Mark Treiber from Heitman Architects, a design firm out of the Chicago area, is here again to help with the design and structural landscaping portions of the project. He stated that they would be happy to answer any questions.

Chairman Rothgery asked if he could provide an overview of the project.

Mike Sullivan stated that the building will be a 350,000 square foot building. The front portion of the building is two stories. It has an office component with a locker room and entry level off of the first floor. As you look to the left of the main office component, where the precast changes to a dark entrance; that is where the main employee entrance will be located. Give or take, there are approximately 340 to 350 people that work in this facility in a multi-shift operation. It is a very clean processing manufacturing facility. In the back there are approximately 130,000 square feet of warehouse, storage, distribution and another 130,000 square feet of processing, fulfillment and cleaning. In the front there is about 23,000 square feet of office space to include marketing, sales and accounting. The project is segregated with respect right now to truck and auto traffic. They have at the same time petitioned to construct a cul-de-sac along the west side of the property that would be initially built privately and then dedicated to the City. That would provide the automobile access to the property with the parking lot in front and the truck traffic access would either be at the traffic signal down along the east side and will facilitate receiving shipping and receiving on both sides of the building. Some of the challenges with the property that Doug's team has helped them with is the water way they have along the east side. There are some existing wetlands on the east and southeast corner. They are working right now through the Army Corp. of Engineers to get a small portion of that area mitigated, but the majority of the wetlands will remain intact. The facility operates two shifts. One shift starts at 6:00a.m. and the other starts at 3:30p.m., so it is primarily a dayshift operation. They are right now in the process of preparing a traffic study and that should be completed by the end of the week where they will analyze and look at capabilities of the existing traffic signal and whether or not the volume of traffic will warrant a second traffic signal on Performance Lane. The building is 36 foot clear and essentially about a 42 foot decorative precast, architecturally fine-tuned with reveals, paint colors and strips and so, it is really a nice and attractive building. It is essentially a flat roof with a nominal amount of equipment on the roof that will be accessed from inside of the building. All the roof drains are interior so there are

no exterior gutters. It has a very nice decorative office appeal that faces I80. He added that at night, where there is the two story window front is a two story open atrium that has a nice mural on the back so at night you can actually see there are some architectural interest that the building generates when it is dark out.

Chairman Rothgery asked if they foresee having to do any widening of Center Ridge for the turn lane that is currently adjacent to where the light is across from Case Road.

Mike Sullivan stated he believes that they will have to. The traffic study will confirm exactly what they will need to do. Even though it will be truck traffic, he believes that there will be a minimal amount of widening that will have to occur there.

Chairman Rothgery asked how this will impact the Bowling Center.

Mike Sullivan stated that they hope that this will not impact the Bowling Alley at all other than it will rearrange their parking. That parking was shown on the drawing. They have essentially provided a master plan that shows an existing easement and the parking for the Bowling Center. They will provide the same number of parking spaces as they have existing. They felt the protocol was to come here and make sure that they understood there was an agreement of what they want to build and the next step would be to meet with them and talk about the parking spaces. There will be an interim plan that shows what they have here today and what they will need tomorrow and to come up with a plan. Right now the concept is to be able to access the site from a grading and initiation stand point all off Center Ridge Road so that they really don't impact them. In very short order, they will have to come up with feasibility of egress and ingress. It is envisioned that there will be no interruption of the Bowling Alley's business at all. The Bowling Center will have a new parking lot as opposed to a very poorly conditioned lot.

Chairman Rothgery asked if all the truck traffic will be on the side of the building facing the Bowling Center.

Mike Sullivan stated it is on both sides. The truck access will enter through the gated security entrance on the east and depending on whether it is shipping or receiving the circulation will be in an H format and will exit out the same way. He showed an access that will be used only by the Fire Department in order to get around the entire building for immediate safety.

Chairman Rothgery asked what the back of the building will look like; the back that will face Center Ridge Road.

Mike Sullivan stated that the long term plan is to allow for expansion to the back of the building. So, they will treat it with some differentiation in the exterior wall and they break it up with some landscaping structures so that architecturally it has a nice natural vision break across that width. He believes that is 450 feet. They showed the concept plan that shows the proposed landscaping plan. There will be a visual break across that 450 feet with some nice landscaping on the other

side of the detention area and it will be a nice visual appearance from the street. It will be definitely better than what is there now.

Chairman Rothgery stated that it would probably look better than the weeds that are there now. He opened the floor to the Commission for questions and comments.

Member Anderson asked if the 350 jobs were existing jobs.

Mike Sullivan stated that he can't really speak to that portion of it. There is another team that is going through that portion of the plan with the State and City and technically, he is on the design end and not really in a position to answer that. He stated that this is a growing company and the jobs and facility are state of the art. They have a nice athletic facility and a nice cafeteria. It will be a really nice place.

Member Swallow stated that there was indication that this facility was going to be light manufacturing and the rendition of the building doesn't show any stacks. She asked if there were any emissions as part of the manufacturing process.

Mike Sullivan stated that there are some minor emissions that are all within the guidelines of the Ohio EPA. They are in the process right now of analyzing where that equipment will sit. They do have one dust collector that they identified on the grade and he showed that on the plan. There is roof top equipment that probably will not be visual from the ground that are set back on the roof and exactly the penetration as it relates to any kind of inside manufacturing will just be flues and stacks. They are very sensitive to any kind of view of that type of thing and so it will be paid attention to.

Member Keenan added to Member Swallow's comment and asked if there would be any odor or not.

Mike Sullivan stated that there will be no odor.

Member Keenan stated that he continues to refer to the front of the building being the I80 exposure.

Mike Sullivan stated yes.

Member Keenan stated that from the community the front of the building is the Center Ridge exposure and it is what it is as he understands the function of the building and the layout and future expansion. As he looks at the elevation, he has a hard time understanding the landscaping plan. They haven't really seen it. That is a massive wall at 42 feet high and 450 feet wide. There is a single color breaking it up in the middle of the building with two large white expanses on the sides, east and west. He asked if there were any plans to do any kind of decorative treatment on those walls to further break the scale down a little bit more.

Mike Sullivan stated that it is their intent is to have a nice appearance from Center Ridge Road. It is not intended to have the office functions or glass portion be on that side, but they are definitely going to be sensitive to a high image corporate building that has a nice view from Center Ridge Road. Often times with some of the treatments with respect to paint and stain, there can be things that look much like glass when you are back from the distance and don't really know relative to the coloring. He would suggest in the next step to develop some of the elevations with some of the color renderings and they could go through that. It is their intent to have a nice professional building. It is not their intent to have a 350,000 square foot building to be just an office building.

Member Keenan stated that beauty is in the eye of the beholder and if you are in love with manufacturing buildings, this is a beautiful building and he is in love with the jobs that are coming with this building and the economic development that is coming with it so, when he looks at it, he looks at it in that perspective as well, but it is a massive wall and architecturally, your challenge is to break that down into a scale that works for the adjoining properties and the citizens.

Mark Treiber, Heitman Architects, explained that they broke the façade up into three 100 foot or 120 foot lengths. The middle section pops up about five feet higher and extends out. They are trying to break that wall up and they are certainly sensitive to what is being spoken to. The other thing that is working for them is that the building sits about 500 feet back from the roadway to that nearest corner and as the road curves, it sits further back. Even with the expansion, it will still be about 300 feet away and as Mike explained, there will be landscaping. He didn't know if anyone will ever get a full view of that 40 foot high wall from the roadway.

Member Keenan asked if there were any horizontal banding. As he looks at that elevation, he sees some kind of shading in the horizontal bands, but when he looks at the drawings, he didn't pick that up.

Mark Treiber stated those are reveals and will add some more scale to the wall that will break it down into sections. They have done this very successfully on a lot of buildings like this and it does start to bring the building down from a scale standpoint. All those lines represent reveals that are going to be casted to the precast.

Member Keenan asked if a reveal could be ten feet high and if the articulation of that wall may expanse as high as those shaded areas and the wall will move in or out maybe every eight to ten feet.

Mark Treiber stated that it is not moving in or out, it is a plain, but they have reveal lines every five to ten feet and some closer than that to break up that expanse.

Mike Sullivan added that the reveal lines in combination with the staining, is what breaks it up

and gives it that visual effect. The only thing that is changing with the effect of out and in is the center portion that is delineated. The rest would be dealt with, with landscaping in front to break it up as well as colors and reveals that give the massing some transitional features from four to two feet down to zero.

Chairman Rothgery asked if there were any other comments from the Commission. Hearing none, he moved the questions and comments to the Administration.

Mayor Gillock reiterated his comments and believes that this is a win/win for the City. As Mr. Keenan pointed out, the jobs that are coming are a great economic movement for the City, but at the same time, the Administration has looked at that location for years. It used to be partially industrial. The land was looked at by different owners and at their request; it was rezoned to B-3 for a potential shopping center. It just never developed at that site. That site was always looked at as a tweener; meaning between Midway Mall and Great Northern and he just didn't believe that it would ever be developed from a retail standpoint. He believes this is a unique opportunity to get a really good corporate business in there and get rid of that eyesore which will help clean up that end of town. He stated that the Administration is seeing some good development down there with good businesses now and anything we can do to make that end of the community more attractive and productive is good for all of us. He welcomes this team and glad to have their interest in North Ridgeville.

Member Keenan asked if the landscaping plan could be presented on the board and asked the applicant if they could describe what it is that they are planting on that north elevation and then also on the east and west elevations, will there be any landscaping. He stated that on Performance Lane there are some street trees on it.

Mike Sullivan showed the landscaping areas on the drawing and explained that as it relates to the truck ports, there are no trees or landscaping in that area as it is made up of truck docks and concrete. Anything from a landscaping standpoint would be on the peripheral areas. There will be quite a bit of landscaping up along the office area and in the islands in the parking lot. Along Performance Lane there will be street trees lining it and then quite a bit of landscaping along Center Ridge Road to break up the detention areas and then along the back of the building.

Member Keenan asked if he could explain the east side portion of the drawing adjacent to the neighbor.

Mike Sullivan stated that the east property line is all existing growth and wetlands that will remain there as it is protected by the Army Corp. He showed the fence line which is a hard barrier for them as a non-disturbance area in which they cannot access due to wetlands. It is now a combination of trees and wetland foliage.

Chairman Rothgery added as well as the creek that is there. He opened the floor for comments and questions from the audience.

Ms. Lyola Dietrich, property owner adjacent to the east of the project. She stated that they can't close up that creek because it is natural water flow and they will have difficulty with the bridge.

Chairman Rothgery stated that there is no intention of touching that bridge or creek and thanked Ms. Dietrich.

Mayor Gillock stated that the creek and vegetation will stay as untouched. Those trees that are there will stay. They will only go as far east as that fence along that drive. The creek area is protected and won't be touched.

Mike Sullivan stated that all of their out flow will flow to the north as well.

Chairman Rothgery asked if there were any other comments from the audience. Hearing none, he brought back the discussions to the Commission and asked if there were further comments or questions. Hearing none, he entertained a motion.

It was moved by Pierce, seconded by Anderson to approve the site plan submitted for construction of a 347,205 square foot commercial building facility known as Project TDQ.

Yes, 5 No, 0

Motion was approved by a vote of five to zero.

COUNCIL REFERRAL:

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
Permanent Parcel Nos. 07-00-046-108-034, 07-00-046-108-047, and 07-00-046-108-048

Application was read along with comments received from the Administrative Officers including Chief Building Official Guy Fursdon, Safety-Service Director Jeffry Armbruster, Mayor David Gillock, City Engineer Scott Wangler, Police Chief Mike Freeman and Fire Chief John Reese.

Chairman Rothgery addressed Council Liaison Terry Keenan and asked if he had anything he would like to state about this referral.

Member Keenan stated that it is a straight forward referral with Council understanding that we are going with consistency in the areas that surround this property.

Chairman Rothgery asked if there were any questions or comments from the Commission. Hearing none, he opened the floor to the Administration for additional comments. Hearing none, he entertained a motion.

Member Keenan asked that the Chair open the floor for comments and questions of the audience.

Chairman Rothgery opened the floor to the audience. Hearing none, he entertained a motion.

It was moved by Keenan, seconded by Anderson to recommend that Council approve this petition to rezone and to recommend the adoption of temporary legislation T 61-2016.

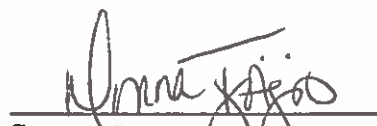
Yes, 5 No, 0

Recommendation was approved by a vote of five to zero.

ADJOURNMENT:

Meeting adjourned at 7:36 p.m.


Chairman


Secretary

6/14/16
Date Approved